

Town of Nobleboro, Maine



Comprehensive Plan

“The Little Town with a Big Heart”

2007

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TABLE OF CONTENTS

1. INTRODUCTION	1
<i>A VISION FOR NOBLEBORO</i>	1
<i>THE 2007 NOBLEBORO COMPREHENSIVE PLAN</i>	1
<i>THIS IS WHAT CITIZENS TOLD US ABOUT OUR TOWN</i>	2
<i>MAKING THE VISION REAL</i>	3
2. POPULATION	4
Inventory	4
Analysis	5
Policy Development and Implementation Strategies	5
3. ECONOMY	6
Inventory	6
Analysis	8
Policy Development and Implementation Strategies	9
4. HOUSING	10
Inventory	10
Analysis	13
Policy Development and Implementation Strategies	14
5. PUBLIC FACILITIES AND SERVICES	15
Inventory	15
Analysis	18
Policy Development and Implementation Strategies	18
6. TRANSPORTATION	19
Inventory	19
Analysis	22
Policy Development and Implementation Strategies	22
7. RECREATION	23
Inventory	23
Analysis	24
Policy Development and Implementation Strategies	24
8. MARINE RESOURCES	25
Inventory	25
Analysis	26
Policy Development and Implementation Strategies	26
9. NATURAL RESOURCES	27
Inventory	27
Analysis	29
Policy Development and Implementation Strategies	29

10. HABITATS, CRITICAL NATURAL RESOURCES, AND SCENIC RESOURCES.....	30
Inventory.....	30
Analysis.....	31
Policy Development and Implementation Strategies.....	31
11. AGRICULTURE AND FORESTRY.....	32
Inventory.....	32
Analysis.....	33
Policy Development and Implementation Strategies.....	33
12. HISTORY AND ARCHAEOLOGY.....	34
Inventory.....	34
Analysis.....	36
Policy Development and Implementation Strategies.....	36
13. FISCAL CAPACITY.....	37
Inventory.....	37
Analysis.....	41
Policy Development and Implementation Strategies.....	41
14. NOBLEBORO'S SENIOR RESIDENTS.....	42
Inventory.....	42
Analysis.....	43
Policy Development and Implementation Strategies.....	43
15. REGIONAL COORDINATION.....	45
Inventory.....	45
Analysis.....	49
Policy Development and Implementation Strategies.....	49
16. SUMMARY: TOWARD A FUTURE LAND USE PLAN.....	50
Inventory.....	50
Analysis.....	54
Policy Development and Implementation Strategies.....	55

MAPS 1 - 9

VOLUME 2: COMPANION VOLUME TO THE COMPREHENSIVE PLAN *

*** Includes additional information on each topic discussed in the Comprehensive Plan.**

1. INTRODUCTION

A VISION FOR NOBLEBORO

Change happens. It cannot be stopped. It is not the job of town planning to stop change but, rather, to accept the forces of change and to work with them to achieve a better future for the town and community.

To plan for change, a town needs a blueprint to make sure that growth occurs at a rate and in character with what citizens want. The blueprint for a town is its Comprehensive Plan.

Before a blueprint is drawn up, there must be a mental plan or vision. In the same way, before a Comprehensive Plan is created, citizens must agree on a vision of what they want their community to look like, feel like, and be like in the future. It is by envisioning how a town should grow that planned change can take place.

THE 2007 NOBLEBORO COMPREHENSIVE PLAN

In August of 2002, the Nobleboro selectmen appointed a twelve member Comprehensive Plan Committee to update the Town's Comprehensive Plan under guidelines established by Maine's Growth Management Act. The Act requires municipalities to implement long-range plans for managing growth. To this end, the desired nature and rate of growth for a town are considered and planning then focuses on how to achieve the goals established during the planning process. The last Comprehensive Plan for Nobleboro was completed in 1992. The new plan took more than four years to complete.

Information to create the new Comprehensive Plan was gathered from a variety of sources. The 2000 U.S. Census was a major data source although much of the data is now out of date. The State Planning Office provided a wealth of information as well as guidance during the research, writing, and editing processes. Bob Faunce, the Lincoln County Planner, was generous with his time, expertise, and data. On the town level, the Town Office staff were very helpful pulling together information on all sorts of topics. The selectmen also provided data, as did a number of other individuals.

To gather information from citizens, the Committee created two surveys, one in 2003 and the second in 2004. Of the approximately 700 surveys mailed each year, 148 were returned in 2003 and only 66 were returned in 2004. Unfortunately, in 2003 the returned surveys did not represent a full spectrum of townspeople while, in 2004, they represented too small a sample of citizens to be fully useful. However, some survey results were so consistent that the data has been incorporated in certain sections of the plan.

In the course of this project, the Committee prepared a set of maps and overlays that show the distribution of housing, development, soil types, wetlands, commercial and agricultural activity, historical structures and other features of the town. These maps, produced by the Sheepscot Valley Conservation Association, were used to illustrate data presented in the text, particularly in Section 16 – Summary: Toward a Future Land Use Plan.

Committee membership changed a little as the plan progressed but a core group remained for the entire process. The entire Comprehensive Planning Committee would like to thank those organizations and individuals who shared their time and expertise to help us create the 2007 Comprehensive Plan for the Town of Nobleboro.

THIS IS WHAT CITIZENS TOLD US ABOUT OUR TOWN

Why do you live in Nobleboro?

Small town, voice can be heard
Clean
Friendly
Natural beauty
Peaceful and safe
Air quality
Topography
Small town atmosphere
Arts and culture nearby
Seasonally changing
Community

Location
Schools (student/teacher ratio)
Geography
Quiet in winter, bustling in summer
Small/intimate/comfortable
Proximity to other resources
Rural environment
Convenient to other towns and cities
Values its heritage in Maine
Maine people
Where is it any better?

What is the vision for the future of each neighborhood?

The Center

Maintain current structures
Maintain New England
character
Retain small town look and feel
Promote/support foliage, flowers
etc. (aesthetics)
Historic information plaques

The Mills

Maintain New England
character
Bicycle paths
Better/safer walking areas
Sidewalks
Retain current "character"
of homes
Historic information plaques

North Nobleboro

Maintain New England
character
Maintain old and
historic buildings
Historic information plaques

What is the vision for the future of the entire town?

Retain wildlife areas and corridors
Preserve space for wildlife
Maintain conservation areas/acquire some
land

Define areas of new development
Maintain open space with cluster housing
Affordable development (seasonal and cluster)

MAKING THE VISION REAL

The 2007 Comprehensive Plan for Nobleboro is only a plan until the Town brings the vision into reality. It will take everyone—Selectmen, Planning Board members, Town Clerk, Town Committee Members, and each and every citizen—to help Nobleboro grow while retaining the essential character of the town. What will we all do to help the Comprehensive Plan--the Vision for Nobleboro---become a reality?

- 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 formally review the plan every five years to make sure we are on track and to see if the plan needs a tune up.
- We will post pertinent parts of the Comprehensive Plan on the town website to facilitate review and revision of the plan.
- We will form a committee to assist the Town in implementing the plan. The Committee, working with the Town's officials, will research issues, attend regional conferences, and carry out other tasks aimed at implementing the plan. This committee will include the goals of the existing Conservation Committee and will, therefore, replace the Conservation Committee. Committee membership will be drawn from all segments of Nobleboro's population.
- We will create a Comprehensive Plan implementation schedule.

2. POPULATION

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.

Nobleboro has one of the fastest growth rates in Maine. From 1990 to 2000, Nobleboro grew 11.8%, compared with growth rates of 10.7% for Lincoln County and 3.7% for Maine during the same period. Nobleboro's year-round population has doubled just since 1970.

Table 1 - Nobleboro Year-Round Population, 1950 - 2004

Year	Population
1950	654
1960	679
1970	850
1980	1,154
1990	1,455
2000	1,626
2004 ¹	1,657
¹ Town of Nobleboro Estimate	

Current Demographics

As of the 2000 census, there were 1,626 people, 678 households, and 465 families residing in Nobleboro. The population density was 85.4 people per square mile. There were 1,092 housing units with an average density of 57.4 dwellings per square mile.

The ethnic makeup of the town was:

Table 2 - Nobleboro Ethnic Population, 2000

Ethnicity	Percent of Population
White	98.59%
African American	0.12%
Native American	0.06%
Asian	0.43%
other races	0.06%
two or more races	0.74%
Hispanic or Latino of any race	0.49%

Of the 678 reported households, the average household size was 2.39 and the average family size was 2.89.

Table 3 - Nobleboro Year-Round Household Distribution, 2000

Married couples	57.7%
Non-families	31.4%
Children under the age of 18	30.8%
Individuals	26.0%
Living alone 65 years of age or older	10.8%
Female head of household	7.7%

The median age was 42 years. For every 100 females there were 91.7 males. For every 100 females age 18 and over, there were 89.3 males.

Table 4 - Nobleboro Year-Round Age Distribution 2000

Under the age of 18	24.8%
18 to 24	5.5%
25 to 44	25.4%
45 to 64	29.2%
65 years of age or older	15.1%

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 on Damariscotta Lake. It is likely that the town's population doubles during the warm season.

Analysis

If current growth patterns continue, Nobleboro can expect the year-round population to increase by nine to ten percent in the next decade. The summer population may grow at this rate or even faster. Town planning should consider the impact of at least a twenty percent population increase over the next ten years.

In terms of year-round residents, the town should plan for smart growth that will encourage families to move to Nobleboro. At the same time, the Town should encourage affordable housing and housing opportunities for older residents.

Policy Development and Implementation Strategies

Policy 1: The town will promote managed population growth, neither too fast nor too slow, that will largely keep the character of the town the same.

Strategies

No new strategies are needed to keep the population growing at a moderate rate.

3. ECONOMY

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. Route 1 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. There are no companies that employ more than 50 people, but there are over 90 small entrepreneurial businesses in diverse locations around town. 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

Ninety-seven businesses are currently listed in Nobleboro, five employing between ten and forty-three employees and 92 businesses with fewer than ten employees (see Volume 2). The larger businesses are diverse, as are the smaller businesses that range from home-based occupations to farms. Just over half of the local businesses would be classified as "export activities," which, through sales of services and goods, bring dollars into the area from outside. The other half of the Nobleboro businesses would be classified as "service activities" that provide goods and services locally, which recirculates money that is already in the area, rather than bringing in new money from the outside.

As noted above, most of the larger businesses in town are located along the U.S. Route 1 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.

Fifty-three Nobleboro businesses had employees in 2004. As of the second quarter of 2004, these businesses employed 290 people. The average weekly wage for the period was \$591.00.

Retail Services

Nobleboro is situated within a 15-minute drive of ample retail services in Damariscotta and Waldoboro. Until 2006, Nobleboro was located within the Boothbay Harbor-Wiscasset Labor Market Area (LMA), which includes most of Lincoln County, including Damariscotta, Round Pond, New Harbor, and Wiscasset. The Boothbay Harbor-Wiscasset LMA is an economically integrated geographical unit within which workers may readily change jobs without changing places of residence. As of 2006, Nobleboro became part of the Waldoboro 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 2000 U.S. Census, the majority of Nobleboro residents were employed in education (251 residents), followed by manufacturing (111), retail sales (95), and construction (77). Perhaps surprisingly, employment in the arts was ranked fifth (50), followed by employment in agriculture (48). Between 20 and 35 residents were employed in other occupations, including wholesale trade, information, public sector, transportation, professional, and finance. The employment level in Nobleboro has been steady and is expected to remain so. The Town's unemployment rate in August 2005 was 2.8%, well below the statewide rate of 4.1% and below the 3.3% rate for Lincoln County.

Table 5 - Civilian Employment and Unemployment in 2000 and August 2005

	Nobleboro		Lincoln County		Maine	
	2000	2005	2000	2005	2000	2005
Civilian Labor Force	835	981	16,918	20,450	655,176	729,400
Employment	827	954	16,197	19,770	624,011	699,200
Unemployment	8	7	721	680	31,165	30,200
Unemployment Rate	1.9%	2.8%	4.3%	3.3%	4.8%	4.1%

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 6 - Median Earnings, Nobleboro and Maine

	Nobleboro	Maine
Male (full time, year round)	\$32,104	\$32,372
Female(full time, year round)	\$24,107	\$24,251
Per capita income	\$21,373	\$19,533
Median household income	\$39,805.	\$37,240
Median family income	\$46,838	\$45,179

Source: Maine Department of Labor, 2002

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 7 - Income Characteristics: Nobleboro and Nearby Towns

	2003 Per Capita Income ¹	2000 Median Household Income ²	% Persons below Poverty Level (2000) ²
Maine	\$28,453	-	-
Lincoln County	\$29,955	\$38,686	10.1%
Nobleboro	\$21,373	\$43,093	7.7%
Bremen	\$29,869	\$36,167	10.5%
Bristol	\$21,821	\$38,400	6.0%
Damariscotta	\$23,146	\$36,188	11.7%
Waldoboro	\$17,117	\$34,830	12.9%
Newcastle	\$24,289	\$43,000	7.0%
Jefferson	\$20,298	\$42,311	12.3%
South Bristol	\$28,233	\$38,636	7.5%
¹ Source: U.S. Department of Commerce, Bureau of Economic Analysis, April 2004			
² Source: U.S. Census 2000			

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. Route 1 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. Route 1 from Winslow Hill to the Waldoboro town line. Commercial development in this area is the most desirable.
- Along U.S. Route 1 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 off side roads.

Policy Development and Implementation Strategies

Policy 1: The town wants managed 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: Encourage proposed retail/commercial activity in the vicinity of Nobleboro Center.
Encourage proposed retail/industrial/commercial activity along U.S. Route 1.
Encourage small business activity in diverse locations throughout town (with regard for retaining the character of residential neighborhoods). See Map 10.

Policy 2: The town would like to encourage the continuation of rural and resource-based activities such as forestry and farming.

Strategy 1: The town will consider incentives for the continuation of rural and resource-based activities.

4. HOUSING

Inventory

Historic 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. 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 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, new roads were constructed to support more concentrated developments near Evergreen Estates Road, Cushman Road, Hutchins Road, and Palmer Hill Road.

Current Conditions

Composition of Housing Units

There are currently approximately 1,150 housing units in Nobleboro. The U.S. Census count was 1,092 units as of April, 2000 and more have since been built.

Housing in Nobleboro is primarily composed of single-family detached homes. The 2000 U.S. Census data indicated that 975 units (89.3%) were single family homes. There were nine duplex units (1.4%), eleven 3-4 unit dwellings (1%), six 5-9 unit dwellings (0.5%), two 20 or more unit dwellings (0.2%), 81 mobile homes (7.4%) and two boat, RV, van, etc. used as residences (0.2%).

Of the 1,092 housing units in Nobleboro identified in the 2000 Census, 678 (62.1%) were occupied and 414 (37.9%) were vacant. Of the latter, 377 units (34.5%) were specified as seasonal, recreational or occasional use dwellings.

Table 8 - Nobleboro Housing Units

Type of Housing Unit	Number	Percent
One- family Homes	975	89.3%
Duplex Units	9	1.4%
3 to 4 Units	11	1.0%
5 to 9 Units	6	0.6%
10 to 19 Units	0	0.0%
20 plus Units	2	0.2%
Mobile Homes	81	7.4%
Boat, RV, Van, etc.	2	0.2%

Age of Housing Units

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

Table 9 - Nobleboro Houses by Age

1999-2000	1.6%
1995-1998	5.8%
1990-1994	10.3%
1980-1989	19.7%
1970-1979	21.9%
1960-1969	8.7%
1940-1959	12.5%
Before 1940	19.6%

As the chart suggests, the town experienced a significant period of growth between 1970 and 1994. Seasonal homes represent much of the increase in housing during this period.

Housing Density

Housing density in Nobleboro has increased steadily. In 1990, with 46.9 units per square mile, Nobleboro housing density was mid-range. By 2000, the housing density had increased to 57.3 units per square mile.

Seasonal vs. Year Round Housing

In Nobleboro, there are many seasonal houses. Specifically, approximately one-third of Nobleboro's houses are seasonally occupied (377 of the 1,092 houses reported in the 2000 census). In recent years, there has been a high demand for waterfront property and, given the town's abundance of lakes, much development has taken place in such locations.

DLWA conducted a study of Damariscotta Lake development in 1999. The study revealed that there were 306 house or "camp" lots sited on a total of 1,750 acres including 19.5 miles of the 44-mile Damariscotta Lake shoreline. The average shorefront lot size in Nobleboro is 5.8 acres. Of the total number of lots, 15.5% are owned by year-round residents of Nobleboro, while 60% are year-round residents of Maine. Damariscotta Lake shorefront owners paid 30.8% (\$475,836) of the total town tax assessment. *Source: An Economic Case for Watershed Management. March 2000. Mary Kate Reny et al*

Currently, the total town valuation (based on the 2006 re-valuation) is approximately \$300,000,000. Of the total, \$158,000,000 is waterfront housing, much of which represents seasonal housing. The remaining \$142,000,000 valuation is for non-waterfront property.

Table 10 shows the distribution of seasonal and year-round housing in Nobleboro and in surrounding towns for 1990 and 2000. 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 remained relatively constant for the ten-year period.

Table 10 - Housing Units, by Town, Occupied Status and Seasonal Status

Census Year	Town	Total Housing Units	Total Population	Occupied Housing Units	Persons Per Occupied Unit	Percent Occupied	Housing Units for Seasonal Use	Percent for Seasonal Use
1990	Bremen	441	674	273	2.47	61.9%	160	36.3%
	Bristol	1,800	2,326	993	2.34	55.2%	737	40.9%
	Damariscotta	1,010	1,811	809	2.24	80.1%	121	12.0%
	Newcastle	723	1,538	577	2.67	79.8%	111	15.4%
	Nobleboro	892	1,455	557	2.61	62.4%	301	33.7%
	South Bristol	790	825	354	2.33	44.8%	415	52.5%
	Waldoboro	2,039	4,601	1,738	2.65	85.2%	195	9.6%
	2000	Bremen	600	782	329	2.38	54.8%	242
Bristol		2,288	2,644	1,201	2.20	52.5%	1,036	45.3%
Damariscotta		1,151	2,041	942	2.17	81.8%	163	14.2%
Newcastle		876	1,748	720	2.43	82.2%	118	13.5%
Nobleboro		1,092	1,626	678	2.40	62.1%	377	34.5%
South Bristol		929	897	408	2.20	43.9%	509	54.8%
Waldoboro		2,360	4,916	1,983	2.48	84.0%	228	9.7%
Change 1990 - 2000		Bremen	36.1%	16.0%	20.6%	-3.7%	-11.4%	51.3%
	Bristol	27.1%	13.7%	20.9%	-6.0%	-4.8%	40.6%	10.6%
	Damariscotta	14.0%	12.7%	16.4%	-3.2%	2.2%	34.7%	18.2%
	Newcastle	21.2%	13.7%	24.8%	-8.9%	3.0%	6.3%	-12.3%
	Nobleboro	22.4%	11.8%	21.7%	-8.2%	-0.6%	25.2%	2.3%
	South Bristol	17.6%	8.7%	15.3%	-5.7%	-2.0%	22.7%	4.3%
Waldoboro	15.7%	6.8%	14.1%	-6.4%	-1.4%	16.9%	1.0%	

* Source: U.S. Census Bureau, 1990 and 2000

Home Ownership

The 2000 U.S. Census indicated that Nobleboro has 584 owner-occupied housing units (86.1%). Statewide, home ownership is at 72%, and nationally it is lower at 66%. Renter-occupied housing units are at 94 units (13%) in Nobleboro. At this time, approximately 88.5% of owner-occupied units are single-family detached homes.

Housing Value

In Nobleboro, since the 2006 reassessment, there is currently a nearly direct relationship between sale price and assessed value.

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 \$43,093. MSHA identified the Nobleboro median home cost as \$175,000. The median income can only afford \$128,841 for a home. Income needed to purchase a \$175,000 home is \$58,532. Income by the hour would have to be \$28.14.

Table 11 - Regional 2004 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	Income Needed	By Hour
Lincoln County	0.64	\$41,573	\$195,000	\$124,266	\$65,238	\$31.36
Congressional District 1	0.70	\$46,850	\$198,000	\$137,787	\$67,324	\$32.37
Maine	0.73	\$41,929	\$168,000	\$122,310	\$57,592	\$27.69
Nobleboro	0.74	\$43,093	\$175,000	\$128,841	\$58,532	\$28.14
Lewiston-Auburn Housing Market	0.82	\$38,339	\$129,900	\$106,504	\$46,762	\$22.48

Source: Claritas by indicated year and Statewide Multiple Listing Service (MREIS)

According to MSHA, 86.7% of Nobleboro homes sold in 2004 were above the affordable price for most Nobleboro residents given the median reported income. This statement prompted an in-depth assessment aimed at determining the actual need for affordable housing in Nobleboro.

Our analysis was undertaken using data from building permits and completed projects provided by the CEO. Between 2001 and 2005, the average number of new homes built in Nobleboro annually was 15. For that period the median new home cost was \$128,400, significantly lower than the MSHA median figure of \$175,000 shown in Table 11. While homes built in waterfront locations did drive up the average home price for the same period to \$143,780, there were sufficient numbers of dwellings, including mobile and modular homes, located on inland properties, to substantially exceed the 10% affordability requirement.

Rental Issues

There is little data available about rental units in the Town of Nobleboro. The 2000 U.S. Census data is outdated and income and housing costs have changed significantly since 1999.

At this time in Lincoln County, the average rent with utilities is \$795 per month. The annual income needed to afford that would be \$31,781.

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 2005, more than 10% of new housing was affordable by both the HUD and MSHA formulas.

Policy Development and Implementation Strategies

Policy 1: The town wants to insure that affordable housing is always available.

Strategy 1: The town will monitor new home construction to make sure that the trend of at least 10% affordable new housing continues.

Strategy 2: The town will review rental opportunities and consider creating guidelines for rental housing.

5. PUBLIC FACILITIES AND SERVICES

Inventory

Town Governance

Nobleboro currently has a Selectman – Town Meeting form of government. The selectmen are elected to three-year terms, and 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 selectmen deal primarily with administration, public assistance, assessing, and appointments, including both individuals and committees. Other time is spent on management of the transfer station, the annual report and year-end closing reports, code violations, and on the alewife fishery.

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

- The work done by the Town Clerk and office staff.
- The active participation of many residents on town committees.

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. It was rewritten again in 1992.

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 addition.

Municipal Services

The Minnehata Fire Company

Fire protection in Nobleboro is provided by eighteen volunteer members and officers. The fire station—together with the Nobleboro Town Hall—is approximately 22 years old. There is a second station in Damariscotta Mills that is used as a storage facility. All members have their own personal protective equipment and five have been trained in First Responder Training.

The following chart shows the current fire-fighting and emergency trucks owned by the Town of Nobleboro.

Table 12: Nobleboro Fire and Rescue Vehicles

Age	Type	GPM (Gallons Per Minute)	Capacity	Condition
1966	International Brush Truck	250	250 gal tank	Poor
1977	Ford Pumper	750	750 gal tank	Fair
1988	Pumper Truck	1000	1000 gal tank	Good
1989	Ford Tanker	250	3700 gal tank	Fair
1990	Rescue Vehicle	-	-	Fair
2006	Class A Mini-Pumper	1000	320 gal water/20 gal foam	Excellent

The use of "911" for accessing the EMS (emergency medical system) is now in widespread use in Lincoln County and the Nobleboro Fire Department successfully uses this vital service.

Statistics for 2004 show that there were 137 emergency calls, 800 man-hours utilized, and 500 hours of member-donated time to training.

The Minnehata Fire Company faces issues and concerns as Nobleboro moves into the future. A current study by the State of Maine examining the traffic and development along the U.S. Route One corridor has implications for our fire department. Future expansion of the facility may need to comply with new requirements for safely entering and exiting at the current location. Additionally, some equipment will need to be upgraded.

Law Enforcement

Nobleboro has no town police force. Police protection is provided by the Lincoln County Sheriff's Department located in Wiscasset and by the Maine State Police. Lincoln County Sheriff's officers patrol the town regularly.

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.

Water, Sewer and Solid Waste

Water System

The only public water supply in Nobleboro is in Damariscotta Mills, where eight or nine homes use Damariscotta Lake as their household water supply. Otherwise, private wells serve as the source of water for domestic as well as business use.

Sewer

Nearly all sewage is handled by private septic systems. The Great Salt Bay Sanitary District maintains a system of sewers and a small treatment plant in Damariscotta Mills. This system handles the sewage from thirty-six properties. This is a "zero growth" facility with no capacity for expansion.

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.

A significant amount of waste is recycled with the support of Lincoln County Recycling, and an equal amount of construction/demolition debris is paid for by the customer, but the vast majority of waste goes to the MERC trash-to-energy plant in Biddeford.

In 2004, the town entered into a new contract with MERC and a new contract with Jon Chadwick Inc. to haul all the trash. By doing this, expenses were kept to a minimum. Increased recycling efforts have been and continue to be emphasized. In conjunction with the

Conservation Commission, a brochure was created for distribution to users of the transfer station. Towns save \$100/ton for the material recycled. Clearly marked bins for recycled items are in place.

Schools

Maine School Administrative Union No. 74

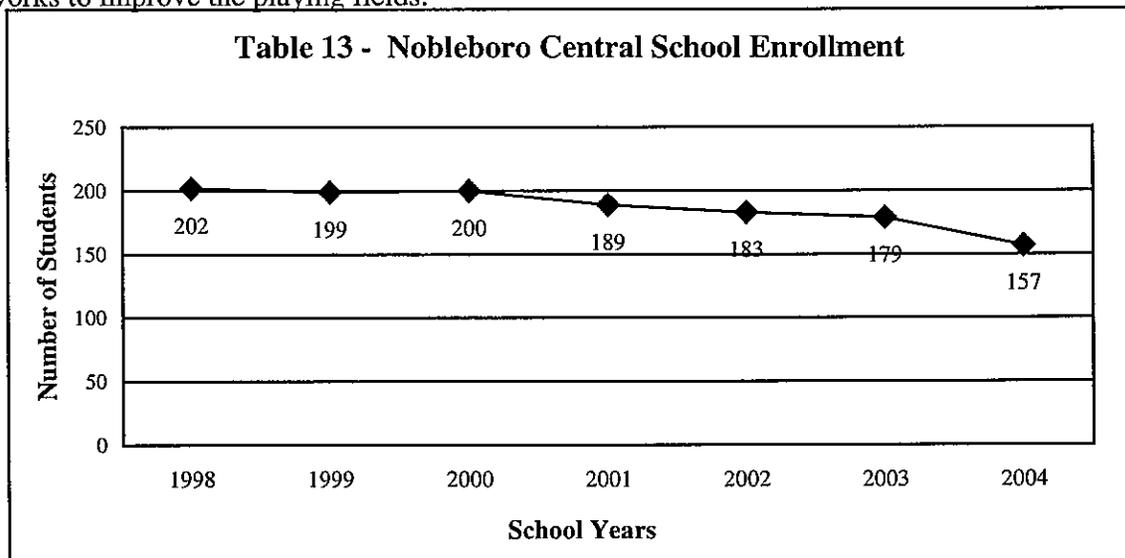
Nobleboro is part of School Union No. 74, which serves six rural communities in central Lincoln County (Bremen, Bristol, Damariscotta, Newcastle, Nobleboro, and South Bristol). Each community within Union 74 has a school board that includes between three and seven elected members. The School Union 74 Board is composed of the 26 members from the local boards. The Union Board employs the superintendent, who oversees the operation of four kindergarten through grade eight elementary schools and the tuitioning of all secondary school students. The four elementary schools served a total of 975 pupils in 2003-04. The combined annual budgets of the four schools and the secondary tuition exceeds \$11 million.

Union 74 Adult and Community Education is a cooperative effort of the six communities of Damariscotta, Newcastle, Nobleboro, Bremen, Bristol and South Bristol. Educational offerings include high school math and chemistry, GED preparation tests and diplomas, community education programs, and literacy services. An advisory council that provides guidance and support is composed of members from these towns.

Nobleboro Central School

Nobleboro Central School currently serves students in grades kindergarten through eight. The school was renovated and expanded in 1991. The outstanding bond will be paid in 2010.

The physical condition of the school can be described as good but aging. Careful planning will need to continue to maintain all systems. Two new boilers were installed before the winter season in 2004. The primary area playground was replaced in October 2005. Plans are in the works to improve the playing fields.



The school employs thirty-one teachers and staff. Health services are provided through the Union 74 School Based Health Center and contracted school nurse services. The school

population has declined over the past five years but school officials foresee a leveling of current numbers to stabilize within the next two years. In the meantime, the staff is flexible with their teaching assignments to meet the current classroom needs.

The Nobleboro Central School is governed by a five member elected school board. School board members may or may not represent different areas of town. They are elected for 3-year terms.

Contracted Services and Service Agreements

The town has agreements with the following agencies for specific services.

- Time-Warner
- New Hope for Women
- Safe Harbor
- CED (Coastal Economic Development) rent and fuel assistance

Technology

Community members have access to dial up and high speed internet through local and regional service providers. The Town has a modest website. Nobleboro Central School participates in the State's laptops for middle school students program.

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 2006 Town Meeting, Nobleboro residents voted to support Skidompha Library and, as a result, Nobleboro residents currently receive free library cards.

Analysis

Nobleboro is a rural town with a fairly small population so the town currently provides only those services necessary to meet the needs of the population. The town would like to keep systems largely as they are. No public water or sewer are planned for the near future and no other significant changes are anticipated. The town will meet needs for expanded services and facilities related to population growth as these needs arise.

Policy Development and Implementation Strategies

Policy 1: The town wants to provide adequate municipal services to meet the needs of the population.

Strategy 1: The Nobleboro Fire Department will need upgrades in the next five to ten years. Specifically, the rescue vehicle and the Ford tanker will need to be replaced. The current facility may also need to be upgraded.

Strategy 2: The Town will assess municipal services on an on-going basis.

Strategy 3: The Town will review programs, networks and systems to connect members of the community with the World Wide Web, LINCME, ITV and technology systems.

6. TRANSPORTATION

Inventory

Historical Trends

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.

Current Conditions

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. The roadway network is presented in the Companion Volume to the Comprehensive Plan.

Almost half the total road mileage in Nobleboro consists of privately owned and maintained roads. For many years, development on these roads was limited to seasonal (summer) use. 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.

The Town of Nobleboro provides summer maintenance for 24.43 miles of paved roads and 1.27 miles of gravel roads and plows 32.69 miles of state and local roads in the winter.

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, Volumes/Trends, Accidents/Patterns of Use

Traffic Volume

MDOT conducted traffic counts on Nobleboro roads between 1995 and 2002. All roads counted during this period showed increases in traffic. An increase in traffic on U.S. Route One is similar to that experienced in other communities. A substantial increase of traffic on East Pond Road (42% for the period) reflects its role as a collector highway. Increases on town roads were more modest and are mostly due to their role in serving primarily local neighborhoods.

After East Pond Road, Back Meadow Road (which provides a direct connection to Damariscotta) and Bayview Road (which connects Route 215 with Morgan Hill Road and Center Street) are the next most traveled roads in Nobleboro. Although data are not available

to confirm this, Center Street very likely also carries considerable traffic. Overall, however, most of Nobleboro is isolated from the commuter and truck traffic that is so common in other nearby Lincoln County communities such as Jefferson, Whitefield and Newcastle.

Regardless of the reasons for the traffic growth, even local roads in the community will continue to experience additional vehicle use in the future. This is an important component of any municipal road improvement program.

Accident Patterns

MDOT identifies high crash locations and all accidents that result in more than \$1000 in property damage and/or an injury/death are analyzed on a rolling three year period. Any location that experiences eight or more accidents in a three year period or that has a Critical Rate Factor of 1.0 or higher is considered a high crash location. The critical rate factor is a statistical measure that compares accident frequency at a location with similar locations throughout the state.

None of the intersections or road segments in Nobleboro is identified as a high crash location but some appear to have experienced more crashes than others (Volume 2). The U.S. Route 1/Vannah Road intersection is just one accident below the threshold for a high crash location designation. Of the thirty-six U.S. Route 1 intersection and road segment crashes, half involved rear end - sideswipe or intersection movements, which often are caused by driver inattention rather than by any structural problems with the highway.

None of the town road intersections had more than one accident during the three-year period so it is difficult to discern a pattern. Road segments that appear to have high numbers of accidents include:

- East Pond Road from Morang Cove Road to northerly intersection with Upper East Pond Road and from the southerly intersection of Upper East Pond Road to U.S. Route One.
- West Neck Road from Lower Cross Road to Upper Cross Road.
- Lower Cross Road (this road is of particular concern given its short length and low traffic volume).

Road Conditions and Maintenance

Twelve percent (12%) of Nobleboro's road mileage (4.25 miles out of a total of 36.69 miles) consists of federal and state highways and an additional 18% (6.74 miles) is state aid roads. This is a comparatively small percentage for a Lincoln County community, given the large number of state routes and state-aid roads found throughout the area. This reflects the situation in Nobleboro where only a few roads, such as U.S. Route One, Route 215 and East Pond Road, provide direct travel routes to neighboring towns. These roads bear the greatest portion of commuter and truck traffic. Most of the public roads in Nobleboro serve neighborhoods within the community and do not experience much automobile or truck traffic. This situation tends to keep traffic levels down on town roads. Of course, as town roads, summer maintenance and capital improvements for these roads are primarily the responsibility of Nobleboro rather than the state.

The principal sources of truck traffic outside of the U.S. Route One corridor in Lincoln County appear to be associated with gravel operations, forestry, construction and commerce. The latter includes delivery trucks serving private camps and compounds. There are extensive gravel operations in neighboring Whitefield and to a lesser extent in Jefferson, and one of the most

direct truck routes to Damariscotta/Newcastle is Route 215. The Main Street portion of Route 215 has been reconstructed within the past few years and can accommodate heavy trucks, although such traffic can adversely affect the quality of life of residents and pedestrians in Damariscotta Mills. The volume of this traffic can be expected to grow in the future, as the mid-coast economy continues to expand.

According to the Road Commissioner, a relatively large number of trucks serve Camp Kieve at the northerly end of West Neck Road. These trucks access the camp via both West Neck Road and Lower Cross Road. These roads' traditional role has been that of local roads serving dispersed residential development and lack the base, shoulders and drainage to accommodate significant heavy truck traffic.

Improvement Plans for Nobleboro Roads

Maine Department of Transportation's (MDOT) Plans

Short term goals for Nobleboro include the resurfacing of U.S. Route One and replacement of a culvert on East Pond Road two miles west of U.S. Route One. At this time, MDOT does have plans for Nobleboro in its six-year plan.

Town Plans

The Road Capital Improvement Plan in Nobleboro has traditionally been prepared annually at the beginning of the construction season. Roads are repaired/repaved based on current condition. Work on roads needing additional improvements, such as new base, extensive drainage work, etc., may be delayed due to budget constraints.

Additional Transportation Concerns

Airports

There are no general aviation 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. Various improvements are planned at these airports as part of MDOT's six-year plan.

Public Transportation

There is no fixed route public bus system that serves Nobleboro. Coastal Transportation Inc (CTI) is a private, non-profit corporation that provides demand response services to Nobleboro residents. CTI uses volunteer drivers whenever possible to reduce transportation costs. These drivers use their own vehicles to transport program-qualified people needing non-emergency transportation.

Railroad Facilities and Rail Service

The state's Rockland Branch Railroad crosses Nobleboro and is now in active use, particularly between May and November when a passenger train makes two round trips per day. 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.

Scenic Byways and Special View

Many of Nobleboro's roads wind through rural landscapes and have views of Damariscotta Lake, Salt Bay and agricultural fields, reflecting the historic pattern of development in the community. While there has been much new growth in Nobleboro over the past two decades, there are still many undeveloped pastoral views throughout the community. Roads such as Bayview Road, Belvedere Road, East Pond Road, Morang Cove Road, and Vannah Road are particularly attractive and represent both visual and functional assets to the community. As these roads are rebuilt or improved to accommodate modern, higher speed, larger trucks and cars, and drainage improvements, some of these important visual attributes may be lost. Context-sensitive design is a technique often used to ensure that, as roads are brought up to modern standards, the character of the existing roads is not diminished.

Analysis

The town's maintenance responsibilities for roads could increase in the future as new residential development continues to expand onto heretofore little-used gravel roads such as Upper Cross Road, which is in relatively poor condition. Such development would also lead to capital expenses as gravel roads are widened and improved to accommodate the initial stage of development and then paved as traffic volumes intensify.

In the next ten years, the town should be concerned with long-term planning for roads, including communication with MDOT regarding their plans for state roads and bridges in Nobleboro and town road planning.

In addition, the town should consider an access management plan for town roads.

Policy Development and Implementation Strategies

Policy 1: The town wants to manage its roads in an efficient, cost-effective manner.

Strategy 1: The town will provide on-going oversight of the entire transportation system to ensure that a safe, smooth, and efficient transportation system is in place at all times.

Strategy 2: The town will review 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 will be considered for long term planning.

Policy 2: The town wants its roads to be safe.

Strategy 1: The town will consider implementing an access management plan similar to the state's plan.

7. RECREATION

Inventory

Municipal Parks and Recreational Facilities

Nobleboro-owned parks and recreational facilities include school facilities, Ice-House Park, and the new Picinich Field.

Facilities at the school include the gymnasium, the outdoor basketball court, outdoor athletic fields (soccer, baseball, softball), and an outdoor playground. 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 owned by the town. The park is used for picnicking, swimming, and for launching small boats.

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 some school sports. Future plans include tennis courts, basketball courts, a bocce court and additional parking.

Public Access to Water Bodies

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

1. Pemaquid Lake Boat Landing

Owned by the Town, this facility is used for swimming as well as for launching boats. The facility has ample space for growth for many years to come. Problems with night time use and vandalism have been repetitive. Preventative measures have been taken with some success. Swimming is 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

2. Damariscotta Lake Boat Landing, Vannah Road

This facility, located on Muscongus Bay and owned by the town, is used for swimming 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. The parking was improved in 2000 but, since the landing is still on the road, there is no room for expansion. A generous neighbor in the launch area has provided a dock and float for public swimming. This has allowed swimming in the area while reducing the potential for the interaction of swimmers with boats.

3. 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 Sno-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 Salt Bay is open to the public for all recreational activities except the use of motorized vehicles. Further, the public is welcome on the 5-acre cemetery lot of the Chimney Farm property.

Around the fish ladder at Damariscotta Mills, parking is available for fishermen and others on land owned by Ridgewood Renewable Power in Newcastle. Specifically, an area for public parking has been designated along the Mills Road at the entrance to the power station.

Analysis

There are currently many opportunities in Nobleboro for recreation, both indoor and outdoor. In the long-term, a public swimming area would be desirable as well as more indoor recreational opportunities for adults.

Policy Development and Implementation Strategies

Policy 1: The town would like to use town facilities for recreational opportunities.

Strategy 1: The recreation committee will work with the school to develop indoor and outdoor recreational opportunities for adults, including seniors, during times when school is not in session.

Policy 1: The town would like to have a safe public swimming area.

Strategy 1: The town will consider the possibility of a community swim beach on Pemaquid Pond near Picinich Field.

8. MARINE RESOURCES

Inventory

Historical Perspective of Nobleboro's Marine Resources

Nobleboro shares 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 bycatch in the fishery. There was once an alewife cannery on the site but now the building is used for storage.

Current Conditions

Description

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 "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. 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.

Commercial Activity

The major commercial activity in the bay vicinity is Ridgewood Renewable Power's hydroelectric facility, which is located at the head of 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 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 is a well-established aquaculture operation located at the south end of the bay in Newcastle.

Residential Growth and Development

Much of the land around 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 Salt Bay is proposed for an historic district due to the early commercial activity and associated settlement in the locale.

Recreational Features

Fishing and boating are the principal recreational activities around Salt Bay. 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.

Analysis

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 bay is also an important recreational asset to the town.

Policy Development and Implementation Strategies

Policy 1: The town wants to maintain the historic character of Damariscotta Mills.

Strategy 1: The town will designate Damariscotta Mills, including the land bordering Salt Bay and following Borland Hill to the fish ladder, as an historic district.

Policy 1: The town would like to formalize access to Salt Bay for winter smelt fishing.

Strategy 1: The town will work on a formal arrangement to insure continuing access to Salt Bay for the winter smelt fishery.

9. NATURAL RESOURCES

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.

Topography (Maps 1 and 2)

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 4500 acre Damariscotta Lake and 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. Lakes and ponds comprise about 1800 acres of the town (2.8 square miles/12 % of the town's area).

Soils (Map 3)

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).

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. Damariscotta Lake supplies the water for about thirty households in the Damariscotta Mills area of Nobleboro.

Lakes, Ponds, and Streams (Map 2)

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.

Damariscotta Lake Watershed

Damariscotta Lake is divided into three major bays. Great 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 Atlantic Salmon.

Damariscotta River Watershed

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. 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 Salt Bay opposite the outlet of Damariscotta Lake. Oyster Creek drains 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.

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 waterbodies in good shape will serve the town in years to come.

The lakes and ponds in Nobleboro have been reviewed by various state agencies and by the DLWA for water quality. Damariscotta Lake, Duckpuddle Pond and Pemaquid Pond 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 highest priority because it is still designated as a public water supply.

Policy Development and Implementation Strategies

Policy 1: The town will protect its natural resources, which are a great asset to the town.

Strategy 1: The town will review the land use ordinances every year to be sure that they meet the goals of resource protection.

Strategy 2: The town will consider charging a one-time-only fee, not to exceed \$1000 per lot, for new construction on a vacant lot in the shoreland zone to meet the costs of environmental review. The fee could be based on the total square footage of impervious surface created by house, garage, storage building and driveway and on seasonal or year round occupancy.

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

Strategy 1: The town will support MDEP, PWA, DLWA and other organizations in testing the water quality in the town's lakes and ponds.

Strategy 2: The town will review water quality reports on an annual and/or as-needed basis and take action, as needed, to address concerns that are in the town's power to influence and/or control.

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

Strategy 4: The town will encourage members of the farming community to practice nutrient management and manure storage according to state guidelines.

Strategy 5: The town will support the efforts of state agencies and local watershed associations in the control of invasive water plants.

10. Habitats, Critical Natural Resources, and Scenic Resources

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, that are an integral part of what makes Nobleboro a unique place. The places that attract wildlife such as 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 Fish and Wildlife has recorded a number of significant wildlife habitat areas and other critical natural features on developable land in Nobleboro (Map 4). 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 (Map 1). 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.

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 Salt Bay are important waterfowl habitat. Represented species include Canadian geese, several varieties of ducks, and loons. These waterfowl are also seen on various lakes in town. Other species that utilize the bay and fresh water 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.

Terrestrial

Deer and moose live within the town's boundaries as do many medium and small mammals including coyote, fox, raccoon, porcupine, and beaver.

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

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.

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: The town will protect wetlands and other critical habitats.

Strategy 1: The town will review development projects for impacts to wetlands and other critical habitats. The town may charge an environmental impact fee for development in the shoreland zone of lakes and ponds that could be used to support this effort.

Policy 2: The town will protect scenic resources and open space.

Strategy 1: The town will create an inventory of scenic resources, including both natural and cultural scenic resources.

Strategy 2: The town will consider creating guidelines to protect scenic resources and open space.

11. AGRICULTURE AND FORESTRY

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 14 demonstrates, agricultural land still makes up a significant percentage of the town's land acres. There are no statistics available on the total number of acres used for timber harvesting, but it is likely that the figure is much higher than for agricultural land. A total of 411 acres is dedicated to tree growth.

Table 14 – Nobleboro Agricultural Land, Land in Tree Growth, and Lakes and Ponds

	# 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 about 25% are used for the production of crops and the remaining 75% are used for hay and pasture. There are two active dairy farms in town that together have approximately 350 dairy cows. Other agricultural products include Christmas trees, blueberries, and pick-your-own strawberries.

Forestry

Forestry is currently a larger industry in Nobleboro than agriculture. 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. In the past ten years, between four and eighteen timber harvesting permits have been issued each year (average of ten). Total acreage is not recorded on harvesting permits and no record is made of timber harvesting on land harvested by the property owner.

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 Farm Land and Forestry Resources

Nobleboro's agricultural lands and forests create a scenic rural landscape in much of the town and most residents do not want to see residential development completely overtake the 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. “The Wiggins Place”—a scenic farm overlooking Salt Bay, has been placed under conservation easement with the Damariscotta River Association (DRA.) Between 2004 and 2006, three parcels bordering Damariscotta Lake totaling 13.7 acres were protected by the Damariscotta Lake Watershed Association (DLWA). An easement protecting the fields of the Birkett farm (27 acres), also bordering Damariscotta Lake, was donated to DLWA in December, 2006. All these easements encourage farming on the protected acreage.

Analysis

Agriculture and forestry, once the dominant industries throughout most of Nobleboro, have gradually declined in importance. 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. It is in Nobleboro’s interest to protect its agriculture and forestry industries and the lands associated with them.

Policy Development and Implementation Strategies

Policy 1: The town will encourage the preservation of farm fields and pasture land.

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 will work with land trusts to protect farmland with scenic character through the donation of conservation easements.

Policy 2: The town will encourage managed timber harvesting practices to ensure that the town’s forests retain their character.

Strategy 1: The town will encourage the use of professional woodlot management practices.

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

12. HISTORY AND ARCHEOLOGY

Inventory

Historic Background

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 Salt Bay.

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.

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 shipyards and later at the Match Factory and the Leatherboard Factory.

Current Conditions

Historic Buildings, Shipyards, Alewives Fishery and Other Historically Significant Sites (Map 5)

Historic Buildings

The Nobleboro Conservation Commission and Nobleboro Historical Society have identified eighteen existing homes of the earliest settlers built before 1800

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 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 sites are archaeological sites that are potentially eligible for listing on the National Register of Historic Places.

Alewives Fishery

Also noted in Map 5 is the Alewives Fishery, which continues to be an active fishway with alewife migration starting around May 1 each spring. The original fish ladder, built in 1807 and still in use today, is a cobblestone ladder with resting pools located between fast-water runs. The fish ladder, which is jointly maintained by the Towns of Nobleboro and Newcastle and hydroelectric plant owner Ridgewood Renewable Power, is eligible for listing on the National Register of Historic Places.

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 7 foot x 21 foot fieldstone foundation, located west of the East Pond Road along the Damariscotta Lake shore just before the narrows between Muscongus Bay and Great Bay.

Prehistoric Archaeological Sites

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 Register. The sites are located along the shores of Damariscotta Lake and Salt Bay.

Cemeteries/Burial Grounds

Nobleboro has at least 84 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 84 burial sites accompanied by photographs of each cemetery and notes about the people buried there. The map includes four one-quarter acre plots accepted by the town fathers at their 1790 town meeting for use by those who did not have family burial grounds. Information may be found in the Nobleboro Historical Society.

Existing Preservation Activities

Chimney Farm Preservation

At the 2005 Nobleboro Town Meeting, the town voted to appropriate the sum of \$2,000 to support the purchase of development rights at Chimney Farm on Damariscotta Lake. This piece of lakefront land is unique as an environmental, historical and literary landmark. It was the home of author Henry Beston and children's author Elizabeth Coatsworth. Their daughter, Kate Beston Barnes, was the first poet laureate of Maine. The goal of this preservation is to establish a national literary monument in memory of the late Henry Beston and Elizabeth Coatsworth, who were literary luminaries.

Nobleboro Conservation Commission

This commission meets monthly. Its stated mission is to identify, support and promote conservation opportunities and related outdoor public recreation opportunities within the Town of Nobleboro to preserve the town's historic and environmental areas. It serves 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.

Nobleboro Historical Society

Chartered in 1978, the Nobleboro Historical Society has a membership of about 200. Their website is www.nobleborohistoricalsociety.org. Programs of special interest are presented during the year. The Society has a fine collection of memorabilia and maintains records related to Nobleboro and its people, which are preserved at the Historical Center. In the basement a fire-proof, humidity-controlled vault stores early town documents dating from 1788. Documents available for study include detailed genealogies, maps of home locations (1857) and land ownership (1813), the location of 84 burial grounds, and vital records.

The society 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 Central School grounds in 1978 to house the Historical Society's collections. The building is open to the public and the Society conducts monthly meetings featuring lectures germane to Nobleboro's history.

Nobleboro, Maine - A History

This 298-page volume, written by Town Historian Dr. George F. Dow and Robert E. Dunbar, was published in 1988. The book traces Town history from the early settlement days and is in itself a very comprehensive resource of past and present historical sites.

Nobleboro's War Time Involvements

This 96-page book, written by Town Historian Dr. George F. Dow and David Hutchings, was published in 2005. This is a supplement to Nobleboro, Maine - A History. It revisits the many wartime articles researched and written by Dr. Dow as printed in the local newspaper *The Lincoln County News*. It traces Nobleboro citizen involvement from the Indian-French wars during 1675 to 1789 through World War II.

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.

Policy Development and Implementation Strategies

Policy 1: The town wants to preserve its historic integrity, including historic and archaeological resources, from indiscriminate development.

Strategy 1: The Planning Board will work to revise the ordinances pertaining to development in the shoreland zone; residential, commercial, and industrial development; and subdivisions, to ensure the protection of historic and archaeological resources.

Policy 2: The town will identify districts of historic significance as part of retaining the unique character of the town.

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

Policy 3: The town will continue to maintain town-owned structures of historic significance.

Strategy 1: The town will continue to work with Ridgewood Renewable Power to maintain the fish ladder at Damariscotta Mills as a viable fishway and as an historic structure.

Strategy 2: The town will continue to maintain the Historical Society building.

13. FISCAL CAPACITY

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 \$365,546.
- The Town's only debts other than the normal accounts payable (i.e., utilities, telephone, etc.) are \$854,610 in principal payment on the Nobleboro Central School and \$75,000 financed over three years for the new fire truck.
- The mil rate has been reduced to 8.2 in 2006 from 17.15 in 2005, and 18.15 in 2004.
- The Town maintains a capital account for the fire department. Surplus funds are used for all other town costs.
- The Transfer Station, owned by the Towns of Nobleboro and Jefferson, is in good financial status. (Nobleboro is the financial operator of our only Town business)

A major struggle in town is to keep property taxes affordable while experiencing an increase in value of all property.

Assessed Value

As of the 2006 valuation, Nobleboro property is now taxed at 100% valuation. Importantly, of the \$284,475,900 total town valuation, 53% is waterfront property and 47% is non-waterfront property. The higher valuation is partly responsible for the drop in the mil rate, which is now 8.2. As can be seen in Table 15, the town's assessed property value more than doubled between 2005 and 2006 and the mil rate dropped by more than half in the same time period.

Table 15 - Assessed Value and Tax Rate: Town of Nobleboro, 1991 – 2006

Year	Local Assessed Value	State Assessed Value	Annual % Change (State)	Annual Real % Change ¹	Mil Rate	Homestead Exemption (began in 1999)
1991	\$97,786,815	\$93,800,000	—	—	10.30	
1992	\$96,859,596	\$102,400,000	9.2	6.0	10.60	
1993	\$99,547,487	\$101,250,000	-1.1	-4.0	10.80	
1994	\$102,588,644	\$97,900,000	-3.4	-5.7	10.90	
1995	\$103,776,514	\$101,250,000	3.4	0.9	11.60	
1996	\$105,681,838	\$108,600,000	6.7	3.3	12.90	
1997	\$108,284,674	\$104,550,000	-3.2	-5.4	12.90	
1998	\$108,802,168	\$109,050,000	4.3	2.7	12.90	
1999	\$112,938,326	\$114,050,000	4.6	2.3	13.80	\$3,094,100
2000	\$112,531,538	\$120,400,000	5.6	2.1	13.80	\$2,108,000
2001	\$115,370,790	\$121,800,000	1.2	-1.6	13.80	\$2,136,000
2002	\$123,682,700	\$136,550,000	12.1	10.4	14.30	\$2,828,700
2003	\$122,816,590	\$160,100,000	17.2	14.6	17.43	\$2,081,200
2004	\$125,118,430	\$175,050,000	9.3	6.5	18.15	\$1,682,447
2005	\$127,048,950	\$222,950,000	27.4	23.2	17.15	\$3,994,900
2006	\$284,475,900	\$251,400,000	12.8	10.8	8.2	\$5,798,000

Source: Information from Town Reports and Town Assessor Reports

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 Contingency. 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 16 - 2004-2005, Town Expenditures

	2004	2005
General Government	(\$56,399.28)	(\$131,544.53)
Health and Welfare	(\$75,641.27)	(\$78,243.02)
Highways and Bridges	(\$112,266.44)	(\$164,815.70)
Education	\$1,872,269.08	(\$1,752,806.67)
County Tax Assessment	(\$201,563.65)	(\$221,470.00)
Protection	(\$70,415.12)	(\$62,241.35)
Unclassified	(\$9,627.88)	(\$60,669.88)
Recreation	(\$40,674.88)	(\$12,993.22)
Contingency	(\$447.74)	(\$7,406.07)
Total	(\$2,420,049.58)	(\$2,492,190.44)

With the exception of the education, protection, and recreation budgets, operating expenses in all categories showed an increase between 2004 and 2005. The school budget showed a decline because the number of students was down.

General Revenues

The information below compares the revenues of the General Fund for 2004 and 2005.

General Revenues:

Taxes:	2004	2005
Property Taxes	\$2,269,830.74	\$2,197,487.86
Homestead Reimbursement	\$30,536.47	\$28,472.00
Excise Taxes	\$310,699.94	\$329,317.25
Intergovernmental	\$83,946.00	\$134,882.50
Interest and Investment Earnings	\$4,438.10	\$10,311.27
Total General Revenues	\$2,669,451.25	\$2,701,040.88

Overall, town revenues showed an increase between 2004 and 2005. Property tax revenues and the Homestead reimbursement showed a decline while other sources of revenue showed an increase.

Trends in Revenues and Expenditures

Tables 17 and 18 show long-term trends in operating expenditures and revenues. Expenditures fluctuated but the trend has been a slow but steady rise. Revenues have largely followed the same track as expenses—increasing at a steady if fluctuating pace.

Table 17 - Town of Nobleboro ~ Significant Expenditures

Year	Education	Highways	Government	County Tax	Health & Welfare	Protection	Other	Total Expenditures ¹
1991	\$1,192,086	\$232,865	\$138,368	\$64,382	\$328,104	\$23,406	\$1,614,515	\$3,593,672
1992	\$1,300,538	\$122,126	\$92,347	\$66,189	\$320,789	\$25,426	\$728,115	\$2,655,530
1993	\$1,342,241	\$117,694	\$96,908	\$68,113	\$38,186	\$24,335	\$594,447	\$2,281,124
1994	\$1,433,814	\$131,118	\$110,860	\$68,252	\$46,573	\$31,170	\$411,763	\$2,243,550
1995	\$1,545,037	\$115,479	\$119,665	\$71,447	\$59,819	\$26,007	\$369,465	\$2,306,919
1996	\$1,682,742	\$122,037	\$121,553	\$85,105	\$62,732	\$33,771	\$364,310	\$2,472,250
1997	\$1,935,478	\$174,661	\$123,697	\$86,130	\$49,482	\$34,020	\$369,316	\$2,772,784
1998	\$1,556,885	\$143,710	\$126,220	\$92,466	\$53,809	\$66,442	\$568,117	\$2,607,649
1999	\$1,676,013	\$141,139	\$166,369	\$108,281	\$60,606	\$35,902	\$696,116	\$2,883,426
2000	\$1,786,738	\$156,432	\$189,434	\$123,575	\$53,750	\$47,158	\$1,048,016	\$3,405,103
2001	\$1,959,365	\$194,025	\$194,399	\$134,951	\$58,242	\$45,742	\$894,009	\$3,480,733
2002	\$2,219,286	\$193,898	\$272,876	\$164,621	\$66,528	\$56,302	\$883,550	\$3,857,058
2003	\$2,416,155	\$211,159	\$192,115	\$175,432	\$70,707	\$44,911	\$385,761	\$3,496,240
2004	\$2,515,947	\$212,209	\$208,325	\$201,564	\$76,449	\$47,561	\$454,756	\$3,716,811
2005	\$2,421,931	\$229,978	\$198,515	\$221,470	\$78,693	\$45,077	\$443,474	\$3,639,038

Source: Nobleboro Town Reports

Table 18 - Town of Nobleboro ~ Significant Revenue Sources

Year	Property Tax	Education	Excise Tax	Governmental	Other	Total Revenue
1991	\$938,080	\$473,997	\$117,900	\$61,961	\$896,502	\$2,488,440
1992	\$1,028,253	\$422,274	\$115,826	\$28,718	\$893,440	\$2,488,511
1993	\$1,061,623	\$460,563	\$122,079	\$33,001	\$512,313	\$2,198,579
1994	\$1,113,543	\$510,675	\$125,839	\$37,213	\$479,178	\$2,266,448
1995	\$1,192,887	\$527,921	\$135,086	\$29,710	\$423,497	\$2,309,101
1996	\$1,362,192	\$539,605	\$144,087	\$29,970	\$863,843	\$2,939,697
1997	\$1,385,389	\$643,795	\$164,827	\$37,431	\$394,106	\$2,625,548
1998	\$1,415,126	\$456,958	\$194,543	\$44,550	\$607,967	\$2,719,144
1999	\$1,518,031	\$487,466	\$215,324	\$42,527	\$594,769	\$2,858,117
2000	\$1,535,539	\$489,437	\$230,095	\$45,449	\$1,209,960	\$3,510,480
2001	\$1,603,005	\$514,853	\$262,344	\$50,542	\$642,117	\$3,072,861
2002	\$1,699,433	\$502,068	\$267,678	\$48,454	\$573,331	\$3,090,964
2003	\$2,115,823	\$474,260	\$302,182	\$49,535	\$578,506	\$3,520,306
2004	\$2,269,831	\$580,372	\$303,994	\$63,690	\$584,466	\$3,802,353
2005	\$2,197,487	\$809,725	\$329,917	\$64,594	\$340,463	\$3,742,186

Source: Nobleboro Town Reports

Borrowing History and Capacity

The town has only two outstanding debts other than the normal accounts payable (i.e. utilities, telephone, etc.). The debt on the principal payment for the Nobleboro Central School is \$569,740 (as of January 1, 2007). The debt for the town's new fire truck, which was purchased in 2005 at a cost of \$160,000, is currently \$75,000 financed over three years.

The 2007 Town's State Assessed Value is \$292,000,000 and the current debt is \$644,740, which is 3.2% of the assessed value. This 3.2% is significantly less than the State's suggested limit of

5% and far below the legal limit of 15%. This calculates to a \$490 per capita debt (population 1657 and 23% of per capita income \$23,373), which is less than the 4.5% recommended limit.

Another evaluation of the Town's borrowing capacity is the Town's 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 2005 (\$390,322, unappropriated surplus plus \$3,639,038 Total Expenditures). This indicates that Nobleboro has a higher percentage of surplus than recommended. Consequently, Nobleboro is well situated to handle moderate increases associated with the projected growth of the town over the next ten to twenty years.

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 19 – Primary Alternative Revenue Services

Source	2005 Funds
Maine Municipal Revenue Sharing Funds	approximately \$90,000
Maine Local Road Assistance	\$42,392
State funding for the Nobleboro Community School	\$549,455

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 and these funds are used for the maintenance of the fishway.

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

Capital Investment

The Selectmen have indicated that the town is in good financial shape for future projects. The town typically runs a surplus of \$100,000 to \$300,000 that is used for planned and unplanned capital costs. The selectmen prefer to tax citizens for costs as they occur rather than to tax ahead for potential future costs. The status of major capitol investments is provided below:

- The town built the Transfer Station in 1988 with Jefferson. The facility is in good shape and should serve without major expenditures into the foreseeable future.
- The town built a new school in 1990-1991 at a cost of \$2,100,000. The school was built to handle 225 students and enrollment for 2005 – 2006 was 166 students. The school should be adequate for some time to come.
- The town added onto the town office in 2001. The current building will serve well into the future.
- The fire department just purchased a new pumper truck but several other trucks are aging—particularly the current rescue vehicle. In addition, the fire station has limited space and expansion may be necessary. The Selectmen 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 \$70,000 per year paving and all roads are re-paved on a seven-to-ten-year cycle. No major road repairs are foreseen within the next five to ten years.

- The 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 five to ten years.

The revaluation was completed in 2006 at a cost of \$79,000.

Analysis

The town is in good financial shape. Revenues have out-paced expenditures for the past ten years and that trend is expected to continue.

Policy Development and Implementation Strategies

Policy 1: The town will manage finances by operating out of a surplus of revenues.

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

Strategy 2: The town will use two-thirds of the anticipated excise taxes to lower the rate of taxation for the current year.

14. NOBLEBORO'S SENIOR RESIDENTS

Inventory

Overview

The fastest growing segment of Nobleboro's population is the elderly. The 2000 census shows that 44.2 percent of Nobleboro's population is 45 and older. Of that group, 27.3 percent are over 55 years old and 15.1% are over 65. The latter group includes 56% females and 44% males. Of the 678 households in Nobleboro, 10.8% serve as the primary residence for someone over the age of 65 who is living alone. 13.9% of those living alone do not have access to a vehicle.

Table 20 - Number of people by gender and age, Nobleboro and Lincoln County in 2000.

Age Range	Nobleboro Female	Nobleboro Male	Lincoln County Female	Lincoln County Male
45 to 54 years	141	134	2726	2671
55 to 65 years	109	90	2062	1972
65 to 74 years	75	65	1668	1553
75 to 84 years	46	37	1162	905
85 years and over	16	7	583	236

Living Arrangements

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

In Nobleboro, elderly residents tend to live at home as long as they are able. As of the 2000 census, 158 of Nobleboro's 584 owner-occupied housing units were owned by individuals over the age of 65. Of these, sixteen owner-residents had incomes below the federal poverty level. Of the 94 rental units in Nobleboro, nine provide housing to individuals who are over 65. None of the renters lives below the federal poverty level.

Table 21 - Selected Characteristics of Households with Nobleboro Residents 65 years and over.

Category	Number	Percent
Occupied Housing Units	144	100%
Owner Occupied	134	93%
Less than 1.01 occupants per room	144	100%
No telephone service	0	0
No vehicle available	20	14%
Below the poverty level	16	11%
With meals included in rent	0	0

There are no subsidized housing or rental units for elderly residents with modest means in Nobleboro. Table 22, below, presents the elderly housing and care options available to Nobleboro residents in the nearby towns.

Table 22 - Lincoln County Housing and Nursing Care Options for Nobleboro's Seniors

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

Transportation

Public transportation for seniors does not exist in Nobleboro or Lincoln County. Of the 678 households in Nobleboro, 10.8% have someone living alone who is over 65. Of these 13.9 percent do not have a vehicle available. Residents who do not drive or own a vehicle must rely on a variety of private and non-profit providers as well as family members. Respondents to a survey conducted by Senior Spectrum during the fall of 2005 listed transportation as one of the key issues that needed to be addressed throughout their cachement area, which includes Lincoln County.

Analysis

Nobleboro currently has a sizeable population of elderly residents and that number will grow during the next decade as more and more people reach retirement age. Nobleboro currently does not have any programs or services specifically for the elderly. Therefore, the Town of Nobleboro should put 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.

Policy Development and Implementation Strategies

Policy 1: The town will encourage services and programs for Nobleboro's older residents and support an intergenerational community environment.

Strategy 1: The Town will support non-profit organizations and services such as Senior Spectrum (Meals on Wheels), Community Low Income Housing (Elder Care Network), Skidompha Library and Adult Day Break programs that address senior needs and issues.

Strategy 2: If the student population declines to the point that there are excess classrooms at the Nobleboro Central School, the Selectmen and the School Board will consider converting the original four rooms of the school into a community center for intergenerational activities and events and adult day program for seniors.

Strategy 3: The Town will appoint a representative to the "Communities for All Ages" steering committee and participate in any forthcoming "Communities for All Ages" forums and initiatives.

Strategy 4: The town will work in conjunction with the Lincoln County Sheriff's department and Senior Spectrum or a similar community organization to establish a "Project Good-Morning" Program for Nobleboro Seniors who live alone and/or are homebound.

Strategy 5: The Selectman and community organizations will work with the Lincoln County TRIAD towards the distribution of "Files of Life" to all of Nobleboro's elderly and disabled residents.

Policy 2: The town will encourage affordable and transitional housing in Nobleboro for senior residents so they can remain in their homes and in the community for as long as possible.

Strategy 1: The town will encourage the construction of an assisted living/residential home in Nobleboro.

Policy 3: The town wants to ensure that older residents of Nobleboro are able to find transportation for medical needs and other critical services.

Strategy 1: The town will provide 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.

15. Regional Coordination

Nobleboro participates in many regional efforts and the town is influenced by events in the region. In this section, discussions are presented by topic on regional coordination.

Inventory

Economy

Regional Economic Planning

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

Large Scale Development

Voters in Damariscotta and Newcastle voters passed 35,000-foot size caps on retail development in 2006. In November, 2006, Nobleboro voters approved a size cap ordinance that would limit new commercial development in town to a maximum of 45,000 square feet and approved performance standards for future commercial development 2,500 feet or larger. The Nobleboro performance standards were adapted from *Gateway 1: Performance Standards for Large Scale Developments*, guidelines developed by Robert Faunce, Lincoln County Planner, in collaboration with representatives from Nobleboro and surrounding towns.

Public Facilities and Services

The town of Wiscasset serves as the county seat for Lincoln County. The following organizations that serve the town of Nobleboro are located there:

- The Lincoln County Courthouse
- The Lincoln County Municipal Resource and Planning Office
- Lincoln County Recycling
- District Attorney
- Probate Judge
- Registry of Deeds
- Superior and District Court
- CMA office

Regional Health Services

- a. Miles Memorial Hospital and its various affiliates (all governed through the Miles Development Foundation), which comprise the major medical facilities serving Nobleboro and Lincoln County. Most of the Miles facility, including the hospital, is located in Damariscotta.
- b. Miles Memorial Hospital-ER with non-emergent care, Internal and Family Medicine, Women's Center, Miles Home Health and Hospice, Support Groups, Orthopedic, Surgical and visiting specialty groups, Schooner Cove (retirement condominiums), Coves Edge (long-term care), Chase Point (assisted living). Riverside, a section of Chase Point, provides Assisted Living for people with Alzheimer's disease and Dementia.
- c. Fieldcrest Manor (Kindred Healthcare) in Waldoboro provides long-term care.

- d. The Lincoln Home is a licensed assisted living facility for those 75 years of age and up (although exceptions are made). It is a non-profit organization.
- e. The Greens in Damariscotta, Waldoboro, Jefferson, Edgecomb and Round Pond, run by the Elder Care Network, provides assisted living options for low-income individuals.
- f. Senior Spectrum, which includes Meals on Wheels, Consumer Information Services, Family Caregiver, BRIDGES and the Coastal Community Center, provides independent living options for older adults and support for their families by offering life-enhancing solutions for adults.
- g. Lifeline of Midcoast Maine, available through Miles Home Health and Companion Services and through Senior Spectrum's BRIDGES program, provides 24 hour monitored assurance in the event of a medical or other emergency.
- h. In home care (home health) is provided by Miles Home Health, Senior Spectrum BRIDGES, Branches, and Kno-Wal-Lin Home Care
- i. Homemaker services are provided by Bay View Scheduling, Senior Spectrum BRIDGES, and Branches of Home Care
- j. Hospice is provided by Kno-Wal-Lin and Miles Healthcare. Training for Hospice volunteers is provided by Coastal Family Hospice Volunteers.
- l. Social Service Organizations include:
 - Big Brothers – Big Sisters
 - Coastal Kids
 - Ecumenical Food Pantry
 - Healthy Kids a Family Resource Network
 - Literacy Volunteers
 - Lincoln County Weed and Seed
 - Mobius
 - New Hope for Women
 - Sweetser
 - Teen Center
 - TLC – Healthy Maine Partners Coalition
 - United Way of Mid-Coast Maine
 - Youth Promise
- m. Recreational Services include:
 - Central Lincoln County YMCA

Solid Waste Facilities

The towns of Nobleboro and Jefferson jointly own the Nobleboro/Jefferson Transfer Station and contract with the towns of Damariscotta, Bremen, and Newcastle for use of the facility.

Fire Department

The Nobleboro Fire Department has mutual aid agreements with the towns of Damariscotta, Newcastle, Jefferson, Bristol, South Bristol, Waldoboro, Bremen, Edgecomb, Wiscasset, Boothbay, Boothbay Harbor, Union, Alna, Whitefield, Somerville, Southport, and Washington.

Transportation

Nobleboro is participating in Gateway 1, a landmark long-term strategic land use and transportation planning project for the Midcoast Route 1 region in Maine. Collaboration among communities and state agencies, Gateway 1 explores new ways of combining transportation and land use decision-making. By doing so, the project will balance community growth and local values with transportation services and needs.

The Gateway 1 project begins in Brunswick at the junction of I-295 and extends for 110 miles to Prospect. It directly affects the 21 communities through which U.S. Route One passes and also considers their interaction with the larger region, especially those peninsular or island communities whose residents, workers and visitors must use U.S. Route One for access.

Intense community involvement is an important part of the Gateway 1 process. At the individual town level, ongoing involvement is available via Town Response Panels, groups of 10-15 citizens who attend informal meetings to provide feedback to the Gateway 1 Steering Committee and Planning Team on an as-needed basis. Meetings are generally scheduled as needed in the evenings. If you are interested in attending these meetings, contact the Nobleboro Selectmen.

Overall, direction is provided via the Gateway 1 Steering Committee. Steering Committee meetings generally take place monthly at a rotating Midcoast location. Additional stakeholder groups, in the categories of Environment/Land Use, Highway-Oriented Business, Downtown/Historic Preservation, Transportation/Distribution and Housing, are also part of the Steering Committee. Maine DOT, FHWA, SPO and Planning Team members attend meetings but are not voting members.

Regional Subcommittees have also been convened to focus on smaller regional issues within the corridor as they arise. These subcommittees are made up of Steering Committee members or their alternates from multiple towns and meet as needed. The Gateway 1 web site, www.gateway1.org, has been developed to be as interactive as possible for those who don't have the time or inclination for meetings but want to voice their opinions and keep up with the progress of the project. Go to *Send Your Comments* to make a public or private comment on Gateway 1, and go to *Read What People are Saying* to see what others think. All Gateway 1 meetings are open to interested individuals. See *Upcoming Meetings* for a schedule.

Table 23 - Nobleboro Town Response Panel Members

Eino Leinonen, Steering Committee member	Betty Welt, Steering Committee alternate
Bob Havenstein	
Charlie Hedrick	Peter Lawrence
Suzanne Hedrick	Al Railsback
Bill Hill	Mary Sheldon
Barbara Ann Johnson	Marty Welt

Recreation

Picinic Field has been maintained by minimum-security prisoners incarcerated in the Lincoln County Jail. In exchange for each day of work, a prisoner receives a reduction in sentence. It is hoped that a similar arrangement can be worked out with the recently opened Two Bridges Regional Jail which serves Lincoln and Sagadahoc counties.

Nobleboro Central School is cooperating in the 4th Annual Mid-Winter Physical Activity Event, called "Get Goin' to Greece—for the first spring Olympics". The event is sponsored by the TLC Coalition, the Healthy Maine Partnership serving Lincoln County, in cooperation with Miles Health Care, Senior Spectrum, the CLC-YMCA and several area businesses including Cheney Financial Group, Damariscotta Bank & Trust, The First, N.A., Hannaford Supermarkets, Renys and Waltz Pharmacies. The school gym will be available for participants' use as an indoor walking site early mornings before school begins.

Water and Critical Natural Resources

The natural resources of Nobleboro, especially its lakes and ponds, most of which are shared with adjacent towns, give it much of its character. Protection of those resources which cross town boundaries requires cooperative planning.

There are several areas in Nobleboro designated as wetlands, providing important waterfowl habitat, many of which are shared with neighboring towns. The Town Conservation Commission, in collaboration with the town of Newcastle, hosted a "Beginning with Habitat" presentation by state agencies and Maine Audubon.

The Fish Committee from the towns of Nobleboro and Newcastle, the Damariscotta Lake Watershed Association, the Department of Marine Resources and the Department of Environmental Protection work cooperatively on water quality certification of Damariscotta Lake. Pemaquid Watershed Association works with the same state agencies on the water quality certification of Pemaquid Pond and Duckpuddle Pond.

Nobleboro cooperates with other towns in Lincoln County and with regional land trust organizations in wildlife management and animal biology. A special challenge being undertaken by the towns of Nobleboro and Newcastle, together with the Damariscotta Lake Watershed Association, the Damariscotta River Association, and Ridgewood Renewable Power, is the restoration of the alewife fishery in Damariscotta Mills and the stabilization of fluctuating lake levels.

The Damariscotta Lake Watershed Association is in discussions with the towns of Nobleboro, Newcastle, and Jefferson and the Bureau of Warden Service within the Department of Inland Fisheries and Wildlife about cooperative enforcement to protect loon nesting and water craft safety with an inland harbor master.

Agriculture and Forestry

Three private, non-profit agencies serve different parts of Nobleboro. DRA, DLWA and PWA are land trusts. All are willing to work with landowners who wish to preserve their undeveloped lands for future generations. One of the more scenic farms with a view of Salt Bay, known as "The Wriggins Place," has been placed under conservation easement with DRA. Between 2004

and 2006, three parcels totaling 13.7 acres and bordering Damariscotta Lake were protected by DLWA and landowner Kate Beston Barnes. The town voted \$2,000 to support this conservation initiative at the 2005 Town Meeting. An easement protecting the fields of the Birkett farm (27 acres), also bordering the Lake, was donated to DLWA in December, 2006. All these easements encourage farming on the protected acreage.

To foster the preservation of forested tracts of land, Nobleboro encourages landowners to participate in the Maine Tree Growth Tax Program. A total of 411 acres in Nobleboro are dedicated to tree growth.

History and Archaeology

The Alewives Fishery, an active fishway with alewife migration starting around May 1 each spring, includes a fish ladder, built in 1807 that is still in use today. The fish ladder, a cobblestone ladder with resting pools located between fast-water runs, is jointly maintained by the Towns of Nobleboro and Newcastle and hydroelectric plant owner Ridgewood Renewable Power.

Nobleboro's Senior Residents

The town should support non-profit and regional organizations and services that provide transportation services to the elderly.

The town should be represented at any regional and/or community meetings convened to discuss and address the issued surrounding transportation for the elderly.

Land Use

For a summary of Nobleboro's participation in Gateway 1, a landmark long-term strategic land use and transportation planning project for the Midcoast Route 1 region in Maine, see **Transportation**, above.

Analysis

Nobleboro participates in many regional programs, which enhance available services and ensure that town planning incorporates a regional perspective.

Policy Development and Implementation Strategies

Policy 1: The Town wants to work cooperatively with other towns in the Midcoast Region.

Strategy 1: The town will work cooperatively with other towns and with service providers to ensure that a range of services are available to Nobleboro residents.

Strategy 2: The town will participate in regional efforts such as the Gateway One project.

16. SUMMARY: TOWARD A FUTURE LAND USE PLAN

Inventory

Overview

All parts of the Comprehensive Plan, taken together, are aimed at managing growth in a way that is consistent with what citizens want and what the state mandates. In this section, current land use patterns are reviewed and a future land use plan is proposed. The guiding principles of the proposed plan are those that citizens feel most strongly about. They are:

- Citizens should, within the limitations set forth in the Land Use Ordinances and by the State, be able to do what they want with their own land.
- Small businesses and home-based businesses should be allowed in all parts of town.

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.
- Continued slow strip development along major paved roads.
- 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 2000 census, there were 1,092 housing units in Nobleboro. Of these, 678 were occupied and 414 were vacant. Of the latter, 377 units were specified as seasonal, recreational or occasional use dwellings. 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 the Center and the Mills.

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 insure that the town retains its rural and scenic character.

Soils (Map 3)

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 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. Several homes still take their water from Damariscotta Lake but the town has no plans to provide public water anywhere else in town.

Shoreland Zone (Map 4)

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

Wildlife Habitat (Maps 1, 4, and 8)

Nobleboro currently follows state guidelines regarding wildlife habitat.

Comments (Map 9)

Map 9 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' 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.

Land Use Patterns

Land use patterns in Nobleboro largely follow two principal patterns: build-out along existing roads and 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. Route 1 corridor.

Mixed Use Residential

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

Conservation Land

There are about 130 acres of conserved land in Nobleboro (Table 24). Three parcels, owned by the town, are available for recreational purposes. On other parcels, traditional-use farming and forestry are allowed.

Table 24 - Conservation Land in Nobleboro

Map/Lot	Size/Shorefront	Location Detail	Owner	Conservation Entity
Map 001 Lot 013	7 acres; 800' shore	Pemaquid Lake	Naismith	PWA Conservation Easement
Map 021 Lot 038	8 acres / island	Pemaquid Lake	Balant	PWA Conservation Easement
Map 004 Lot 030	5 acres	Chimney Farm, cemetery and field	Buck	DLWA Conservation Easement
Map 004 Lot 033	8.7 acres; 670' shore	Chimney Farm, Damariscotta Lake	Barnes	DLWA Conservation Easement
Map 013 Lot 041	80 acres	Bayview overlooking Bay	Wriggins	DRA Conservation Easement
Map 010 Lot 046	5 acres; 1220' shore	Bayview on Bay	Weston	DRA 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	DLWA-owned
Map 019 Lot 005	15.5 acres; 650' shore	West Neck Damariscotta Lake	Olson	DLWA Conservation Easement
Map 18 Lot 001	26.7 acres; 2,600' shore	West Neck Damariscotta Lake	Birkett	DLWA Conservation Easement
PWA = Pemaquid Water Association DLWA = Damariscotta Lake Watershed Association			DRA = Damariscotta River Association	

Existing Land Use Controls

Land Use Regulations

In December, 2003, the town completed a thorough review of the land use ordinances. Individual ordinances, now compiled in a single document, are as follows:

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

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 will be 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 Selectmen, the Town Clerk, and the Road Commissioner 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 Board of Selectmen. 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 Board of Selectmen 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 and subdivisions. There are five regular members and two alternates, all appointed by the Selectmen.

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 Regulations for reasons of hardship. The Appeals Board has four members.

Board of Selectmen

The Selectmen are responsible for appointing the CEO/LUO and the Plumbing Inspector and for hiring the Town Clerk. Nobleboro has three elected selectmen 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.

Conservation Committee

The Conservation Committee advises the Planning Board, the Appeals Board, and the Board of Selectmen on natural resource issues.

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. Nobleboro currently does not have an ordinance to specifically address such miscellaneous nuisances.

Analysis

1. Description of Existing Zoning

Existing zoning in Nobleboro is minimal and is largely based on state-mandated zoning. Shoreland zoning includes specific standards within a resource protection zone of 250' from the shore of great ponds, rivers, saltwater shore, and from the upland edge of coastal and freshwater wetlands (Map 4). Other zoning in Nobleboro includes a minimum lot size in subdivisions and for both residential and commercial development (Map 7: Current Zoning). There is currently no designation of growth and rural areas.

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

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

a. Nobleboro Center to U.S. Route 1

This is a traditional village center that includes a convenience store, a church, and a grange. Mixed residential and retail/commercial use extends along Center Street to U.S. Route 1.

b. Damariscotta Mills

Damariscotta Mills is a densely settled village that formed around the falls between Damariscotta Lake and Salt Bay at the head of the Damariscotta 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 more expansive cottages.

d. Inland areas including West Neck Rd., 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 Route 1. 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. Route 1, Backmeadow Rd. Area

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. Route 1 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. Route 1 Corridor

The U.S. Route 1 corridor is 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. Route 1. Home-based businesses have grown in importance, as have small businesses in diverse locations around town. In the past five years, building permits indicate the construction of an average of fifteen new residences per year.

4. Build-Out Scenarios (Map 7)

Map 7 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. Clearly, 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 wants to retain its rural character as the town grows.

Strategy 1: The town will consider implementing a land use policy based on the districts defined in Map 9. The description of each district is as 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. Route 1 from the Waldoboro line to Winslow Hill, including Nobleboro Antiques, Jeff's Bait, Wayside Tearoom, Town Office, Fire Station and Salt Shed, Louis's Power Sports, and Hatch Well Drilling; Center Street ("old Route One") from Snackerty Road to Damariscotta Town Line including 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, Baptist Church, Grange Hall, Nobleboro Village Store, Arthur Noble monument, 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, Kingdom Cleaners, Coastal Woodworking and the Trap Barn. Route 1 has limited access in this area.

Growth/Historic Areas: These are historic villages with dense historic, residential development (turquoise on map).

Nobleboro Center: The Center includes a church and Grange 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 Salt Bay. This area includes Belvedere Road to Oyster Creek, Bayview Road, Borland Hill Road, Ice House Park, the Fish Ladder, the Fish House, and the Town Landing.

Mixed Use Residential: A mixed use residential area is one with mixed residential and small/home-based businesses. Most of Nobleboro fits this category (white on map).

Rural Agricultural: This is farmland used for crops, pasture, and hay. Farmland is scattered around Nobleboro, with larger parcels in North Nobleboro (yellow on map).

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 (pink on map).

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.

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

Policy 1: The town will consider implementing an ordinance based on the State’s Miscellaneous Nuisance Ordinance (Maine Title 17 – #2802). The ordinance would address noxious and/or offensive smells, obstructing a navigable waterway, rendering water in streams, ponds, and other waterbodies impure, the accumulation of junked vehicles, and other miscellaneous nuisances as defined by the town.