



Foreword to the *2011 Scenic Assessment Lincolnville, Maine*

LINCOLNVILLE IS PARTICULARLY BLESSED with scenic character. Our town encompasses ponds and mountains, open land and forest, miles of shoreline with views to the islands offshore. Varied topography, a mosaic of natural habitats, and the past three centuries of human land use all contribute to the scenic whole we enjoy as we travel the roads or embark on the waters of Lincolnville.

Work on the first scenic views inventory of Lincolnville began in 1989, and the resulting “Critical Natural Resources Inventory—Scenic Views Map” was subsequently incorporated into both the 1993 and 2006 Comprehensive Plans. It is also referenced in the current Land Use Ordinance. Recognizing that such a map inevitably becomes outdated, the 2006 Comprehensive Plan mandated that the Comprehensive Plan Review Committee (CPRC) revisit and update the inventory “as methods of mapping and inventorying scenic views improve.” Specifically, the CPRC is instructed to “catalogue the present inventory shown on the Scenic Views Map and create a textual description of the scenic views *in accordance with state procedure.*” (Italics added.)

In 2008 the Board of Selectmen issued a charge to form an ad hoc committee to update the 1989 Scenic Views Map. The ad hoc committee developed a preliminary proposal and budget for the project, and the town allocated approximately \$28,000 to pay for this work. In 2010 the selectmen granted the CPRC permission to complete the task, and we began planning a second inventory of the town’s scenic resources.

Work got under way in October 2010, when we hired consultant Holly Dominie, of Readfield, Maine, as the facilitator for a Saturday workshop where we began developing our plan to update the scenic views map. (Ms. Dominie wrote the Maine Department of Economic and Community Development’s 1990 handbook, *How to Conduct and Inventory of Scenic Areas*, and has carried out scenic inventories of several Maine coastal regions.)

Because of the expertise required to create digital maps and the technical aspects of conducting a scenic assessment according to the state-approved methodology, we decided to hire an outside consultant. The town posted a request for proposals and Ms. Dominie and three other consulting firms responded: Wright-Pierce (Topsham, Maine); Landworks (Middlebury, Vermont); and Terrence J. DeWan & Associates (Yarmouth, Maine). Proceeding according to the town’s qualifications-based bidding process, we evaluated the written proposals and then met with representatives from three of the firms in March 2011. (Holly Dominie had by then withdrawn her proposal.) Ultimately, we chose Terrence J. DeWan & Associates (TJD&A) for the job. Terry DeWan was the principal author of the State Planning Office’s 2008 *Scenic Assessment Handbook*, their how-to guide on how to identify and objectively score the scenic qualities of a given location, and his firm had already performed similar assessments in other Maine locales such as Carrabassett Valley, Islesboro, Cumberland, and Lewiston. We negotiated a final price of \$14,425 for the project.

On August 17 and 18, 2011, CPRC members and other Lincolnville citizens drove Terry DeWan and his associate Amy Segal around town to take photographs and perform their in-the-field assessments of specific scenic areas. The “Methodology” section of the *2011 Scenic Assessment* document details how the fieldwork and office analysis were done. After the August fieldwork came months of data analysis, photo selection, map preparation, and multiple drafts of the text as TJD&A and the CPRC worked together to craft the final report that follows.

The results of the *2011 Scenic Assessment* make it clear that the common denominator of Lincolnville’s most scenic places is variety: a range of elevations, a juxtaposition of land and water, a mix of open field and woods, natural character blended with manmade structures such as stone walls, bridges, houses, or a curve of road. We celebrate not only the hills and the bay but also appreciate the remaining open fields and the village centers where dwellings are comfortably mingled with shade trees, and local business fit in with their surroundings. The scoring system used was originally developed to evaluate coastal locations, so it automatically assigns more points to views that include water, but that is not to diminish the value of the inland locations covered in this study. They are an equally important component of the town’s scenic character.

The *2011 Scenic Assessment* report is more than simply a snapshot of Lincolnville’s best views at a particular point in time. It presents the results of a systematic evaluation of all publicly accessible areas of Lincolnville. It is not an end in itself; rather, it’s intended to be a starting point. This information will form the basis for updating the Scenic Views Map in the Comprehensive Plan, a process that will require input and approval from the townspeople. Then it will be up to the Select Board and Land Use Committee, and ultimately the voters, to decide whether the updated map from the Comprehensive Plan will be referenced in the town’s land use ordinance. It is important to note that the *2011 Scenic Assessment* report itself has no regulatory standing, and the maps in this report

are not intended to be used as the basis for town board rulings affecting individual land owners. What this report *can* do is provide background information for town boards and committees and individual citizens to use when weighing their decisions or planning their projects.

We hope that as you read this report you’ll say to yourself, “Yes, that vista has always been a favorite of mine,” or “I’ve been taking that view for granted, but it truly is outstanding,” or even “Other beautiful scenes I remember are now obscured by trees and brush—I would love to see some of them restored.”

The scenery around us adds greatly to our quality of life. The document that follows is intended to inspire the town to think of creative ways to encourage and enable land owners to preserve Lincolnville’s scenic character.

Terrence J. DeWan & Associates has produced a thorough and comprehensive study for Lincolnville, and the CPRC members greatly value their expertise. We also want to express our appreciation for the fine work done by former CPRC chairperson Barbara Gould in the early stages of this project. She and other members of the 2008 ad hoc committee first got this effort underway. Thanks are also due to Diane O'Brien, Rosey Gerry, and Bob Winslow, who took time from their other activities to be “tour guides” during the fieldwork portion of the scenic inventory. Finally, we are grateful for the support provided by the staff in the Lincolnville town office, and particularly for town administrator David Kinney’s knowledge, organizational skills, and unfailing patience.

*Lincolnville Comprehensive Plan Review
Committee, June 2012*

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