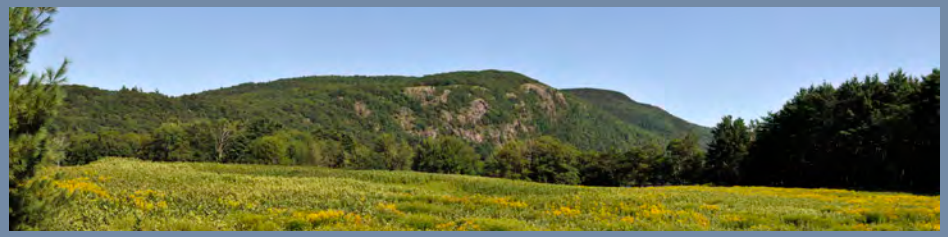

2011

SCENIC ASSESSMENT

Lincolnville, Maine

2011

SCENIC ASSESSMENT

Lincolnville, Maine

Prepared for the Town of Lincolnville, Maine

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June 2012

Cover Photos

Top to Bottom:
Lincolnville Beach
Ducktrap Harbor
Norton Pond
Fernald's Neck
McKinney Farm
Lincolnville Center

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Background

Lincolnville has a history of awareness of the significance of its scenic resources. Over the past two decades, the Town's scenic resources have been reviewed, assessed, and mapped on four occasions. Each of these efforts has contributed to an understanding of its scenic resources and was used in the initial data collection phase of this project.

Scenic Inventory, Mainland Sites of Penobscot Bay. Maine State Planning Office Critical Areas Program. 1990. *The Scenic Inventory of Penobscot Bay*, which included Lincolnville Beach, was the result of the Legislature's directive to inventory areas of botanical, zoological, geological, and scenic interest throughout Maine. The methodology used was developed by Holly Dominie and others at the State Planning Office in the late 1980s and refined by TJD&A and Bristol Design and Planning. The Scenic Inventory identified scenic areas along the coast (including several in Lincolnville) that were accessible from roads, parks, and other public vantage points.

Scenic View Map, Town of Lincolnville. 1993. The earliest attempt to identify scenic resources on a townwide basis resulted in the Scenic Views Map that was adopted by the Town on June 21, 1993 and incorporated into the *2006 Comprehensive Plan*. The narrative on the map contains the following note:

Among Lincolnville's most valuable and important resources are its scenic resources. Lincolnville's identity, how it sees itself as a community, how it is seen by the many visitors who pass through it, has much to do with the extraordinary quality and number of scenic views within its boundaries. Breathtaking panoramas of the bay and islands can be viewed from the mountains. The mountains and hills, next to ponds, lakes and rivers, are the backdrop to a countless variety of significant views. The views can be from the roads, by the side of a lake or river, along one of its beaches, or looking inland from a boat on the bay.

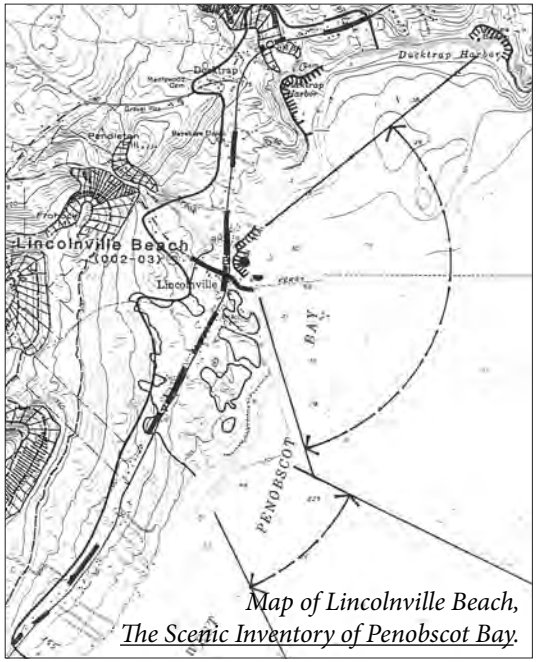
The Scenic Views Map identified approximately three dozen viewpoints throughout the community, with a concentration along the coastline. This Scenic Views Map was useful in the initial evaluation of roadways and other public vantage points for this new *Lincolnville Scenic Assessment*.

Lincolnville, Alternate Transportation Path and Downtown Plan. Maine T-2000 Committee. TJD&A prepared a scenic inventory of the Route One corridor as part of the Alternative Pathway project in 1998. This work established a base of information on specific parcels along the highway, and developed a concept plan that ultimately led to the public improvements along Lincolnville Beach.

Scenic Resource Assessment Gateway 1 Corridor, US Route 1: Brunswick to Prospect, Maine. Prepared for the Maine Department of Transportation by H. Dominie Consulting in 2008. The Gateway 1 study provides baseline information for the Route One corridor and suggests a number of management options for protecting scenic resources. The Assessment was developed as a tool to help towns:

- protect the visual assets of the highway and surrounding landscape that give meaning to community and corridor identity,
- improve and enhance the overall visual appeal and cohesion of the corridor,
- guide future development and highway changes in ways that will complement the kind of visual experience that residents and visitors want.

The *Scenic Resource Assessment* provides a number of very site-specific observations and recommendations for Lincolnville, many of which have been incorporated in this document. The relevant portions that apply to Lincolnville are provided in Appendix E.



Map of Lincolnville Beach, The Scenic Inventory of Penobscot Bay.

OVERVIEW

The 2011 *Lincolnville Scenic Assessment* is based upon the Maine State Planning Office's *Scenic Assessment Handbook* (Terrence J. DeWan & Associates, 2008). The methodology is based upon a professional approach that relies upon the judgment of individuals trained to evaluate certain factors that define scenic quality. The selected rating criteria have been demonstrated to be important through research based upon public perception studies of what constitutes a scenic landscape.

An important part of the process was information and opinions received from the Comprehensive Plan Review Committee. Their input into the process and review of the products was an important component of the development of the *Assessment*.

The State Planning Office methodology was originally designed to evaluate scenic areas along the coast, where viewers often see water bodies in conjunction with striking landforms. This is one of the first instances where it has been used to evaluate (and rate) views of inland landscapes where coastal waters are not visible. While views of water are generally considered to be an indicator of scenic quality, the methodology takes into consideration other factors that are also present at inland sites without water.

The methodology is based on an evaluation of eight indicators of scenic quality:

- **Landform**: the three-dimensional aspect of the landscape.
- **Open Land:** non-vegetated land that allows unobstructed or filtered views into the landscape.
- **Shoreline Configuration:** the amount of irregularity and complexity in the shoreline (where visible).
- **Scenic Features**: specific points of interest, such as islands, bridges, beaches, lighthouses, etc.
- **Water Views**: the duration of view, type of water, and position of the observer, when water is present.
- **Landscape Character:** land use (both positive and negative), roadside characteristics, and settlement features.
- **Vegetation**: quality of the vegetation patterns as they pertain to the visible landscape.
- **Landscape Composition**: the overall integrity of the landscape.

Scenic areas are places where these indicators occur in groups or in close proximity with one another. The first five indicators are evaluated in an office setting by interpreting topographic maps and other sources of information and then field checking the results. The remaining three indicators are assessed through field observation.

Each of the eight Scenic Indicators is assigned a value corresponding to its relative importance to the evaluation of scenic quality. The maximum rating that any one scenic area can achieve is 100 points, based upon the following:

- Landform (9 Points)
- Open Land (6 Points)
- Shoreline Configuration (6 Points)
- Scenic Features (9 Points)
- Water Views (30 Points)
- Landscape Character (22 Points)
- Vegetation (9 Points)
- Landscape Composition (9 Points)

The Lincolnville Scenic Assessment has been designed to be an objective study of the town's publicly accessible scenic features, using a formal, standardized process.

PROCESS

The following is an overview of the steps to compile the Lincolnville Scenic Assessment. The work is based upon the methodology presented in the *Scenic Assessment Handbook* and modified to meet the specific needs of the town.

Step 1: Office Assessment

USGS maps and other data sources (including GoogleEarth, tax maps, and Scenic Views Map) were analyzed in the office to lay the groundwork for field assessments. Five scenic indicators—landform, open land, shoreline configuration, scenic features, and water views—were analyzed and mapped.

In addition to this information, the Special Places and Features list derived from the "What's Down the Road for Lincolnville?"

Community Workshop on January 27, 2011 was also evaluated and added to the mapping. This analysis resulted in groupings of indicators that were identified as possible scenic areas. This preliminary map formed the basis for later field investigation.

One of the overriding considerations in reviewing possible scenic areas was public access. To qualify as a town-recognized scenic area, the area had to contain a viewpoint on a public way or within a public recreational area. No privately owned viewpoints are included in this assessment per the *Scenic Assessment Handbook*.

The following maps were based on data provided by the town for the office assessment (See Appendixes B and C):

- **Land Ownership:** parcel data overlaid on USGS topographic base map; includes federal, state, town, private conservation, and tree growth/open space/farmland.
- **Landform/Slope:** areas of slopes between 25 and 40% and areas of >40% slope (TJD&A calculated, derived from USGS base).
- **Landform/Elevation:** showing areas between 300' and 450' elevation (above mean sea level); areas between 450' and 600'; and areas over 600' in elevation (TJD&A calculated, derived from USGS base).
- **Open land >5 acres** (shaded in yellow overlaid on 1998 aerial).
- **Shoreline configuration** (TJD&A calculated, illustrated on USGS base).
- **Enlargement of Shoreline Configuration** (USGS: Norton Pond and Megunticook Lake; Coleman Pond; Pitcher Pond; Lincolnville coastline).
- **1993 Scenic Views Map** (original black and white data transferred to USGS base and illustrated in color).
- **Special Places Map:** January 2011 (USGS base).
- **Summary of Office Assessment Data** (Includes Special Places, 1993 Scenic Views Map, topography, shoreline configuration, and open lands; USGS base).
- **Potential Scenic Areas after Office Assessment** (USGS base).

Based upon this information, the Assessment divided the town into four regions of similar physiographic characteristics:

- **Coastal Route One**
- **Coastal Mountains**
- **Inland**
- **Northwest Hills**

Step 2: Field Assessment

On August 17 and 18, 2011, TJD&A and members of the community visited each of the potential scenic areas that were previously identified in the office assessment to evaluate the remaining scenic indicators: landscape character, vegetation, and landscape composition. The people who accompanied the field team were members of town committees and Lincolnville residents with significant local knowledge of the land base (and the stories behind each of the places visited).

In addition to the previously mapped areas, the team also visited:

- Viewpoints from the Scenic Views Map and the Gateway One study.
- Special places identified during the January 27, 2011, community workshops on future growth.
- Other areas of cultural / historic interest that were known to committee members.

At each of the sites the team drove the roads, walked the trails, and made an initial evaluation of the area's significance. In a number of instances, places that had seemed to have potential as scenic areas were dropped from further consideration. This action was taken for a number of reasons: roadside vegetation that obstructed views (e.g., Moody Mountain Road), recent development patterns (e.g., Townhouse Road), places of very local and/or historic interest (e.g., lime kilns, Native American cemetery), and lack of significant contrasts from landform or water bodies (e.g., Knight's Field).

For the remaining sites, the team completed a Field Assessment Form, recorded observations on existing conditions, and compiled a photographic record of the area. In most cases, the team visited several viewpoints within the scenic area before recording observations to get a good sense of the three-dimensional aspects of the site and better understand how all the pieces contributed to the whole.

Time constraints prevented TJD&A staff from visiting Cameron Mountain and Bald Rock Mountain, so Lincolnville residents carried out those field assessments. Their work included photographic documentation and observations on existing conditions, surrounding land uses, extent of view, use patterns, and discordant visual elements.

These scenic viewpoints (both within the boundary of Camden Hills State Park) offer panoramic views of Lincolnville and the surrounding area. Because they are viewpoints rather than areas, they were evaluated using the chart in Chapter 8 of the *Scenic Assessment Handbook.*

Photographs taken by TJD&A were made with a Nikon D300 digital camera mounted with a 35mm lens. The camera was equipped with a Jobo PhotoGPS that recorded the location of each image. Photographs were compiled into folders and labeled to provide the town with an organized database of project information. A kmz file was created to enable the images to be located in Google Earth. Aerial photos used in this report are from TJD&A archives.

Step 3: Ranking and Significance

Ratings for both the office and field assessments for each preliminary scenic area were tallied to determine if they are of local, regional, or statewide/national significance. Areas that score in the 30s and 40s are generally of local (i.e., townwide) significance. While theses areas may help define the community's characteristic landscape, they are unlikely to attract visitors from outside the immediate locale for their scenic value alone.

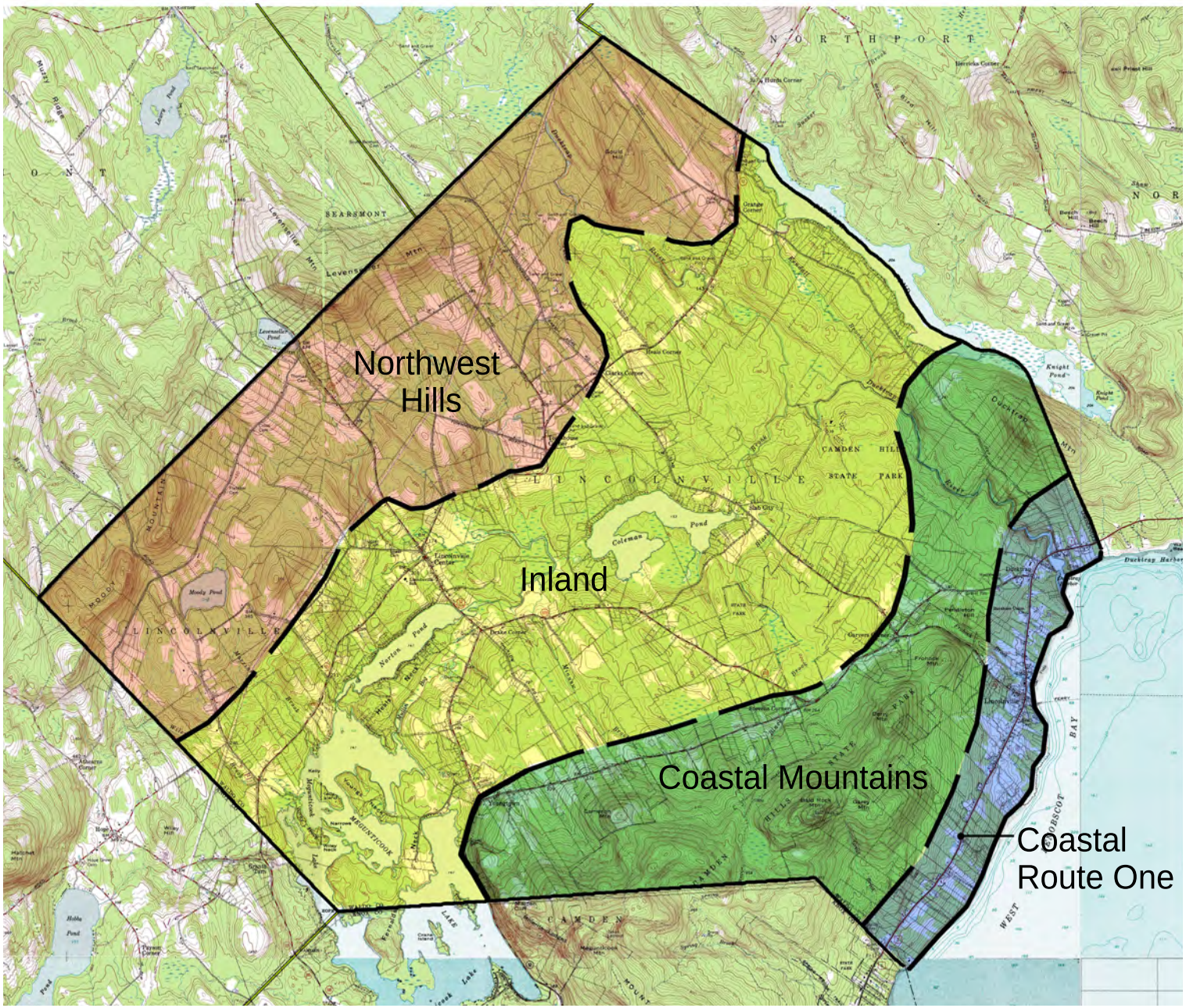
Areas that achieve scores in the 50s and 60s may be considered of regional (i.e., greater than local) value, but usually are not considered of statewide significance for their scenic character alone. Individual sites with scores in the upper range (i.e., borderline between region and state significance) may warrant further consideration.

Places that achieve scores of 70 or greater have scenic quality that may be of statewide or even national significance. These tend to be areas with exemplary combinations of landform, water bodies, vegetation, and cultural characteristics. The scores per se should be considered as one factor in judging significance. Further evaluation should be performed to determine if these highly ranked areas meet the standards for visual accessibility, public use, and public recognition.

Scoring for viewpoints is different than for scenic areas, taking into account 7 indicators:

- Elevation above water
- Discordant elements
- Viewing distance
- Distance to water
- Viewing angles
- Water characterstics
- Visual interest

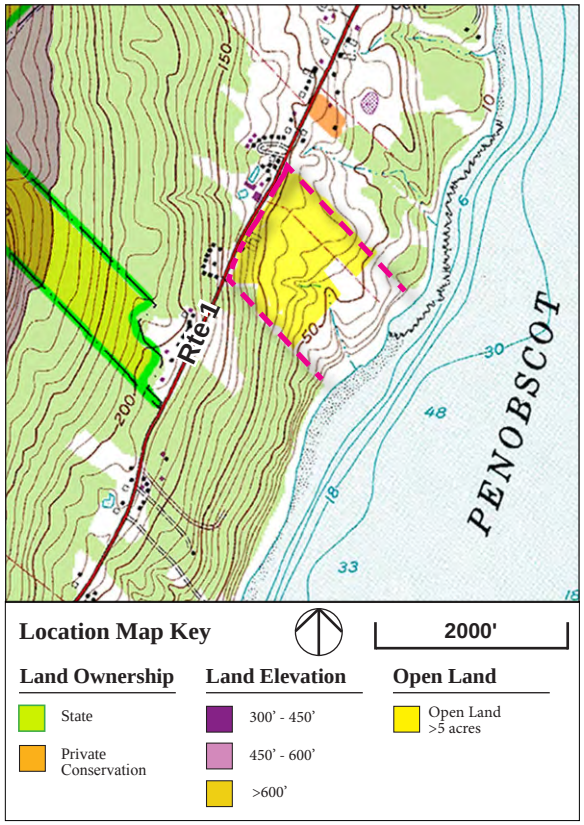
Viewpoints that achieve scores of 10 or less are considered common. Those that achieved scores between 11 and 21 are considered Noteworthy. Viewpoints that achieve scores between 22 and 35 are considered Distinctive. Those that achieve scores of 36 or higher are considered Distinctive+, and most likely of national significance.



The Lincolnville Scenic Assessment divided the town into four regions, based upon physiographic characteristics.

Coastal Route One

Monroe's Field



USGS Source: Lincolnville Quadrangle, updated 1973

Source: National Map 2009

Description

Monroe's Field, as it's locally known, is named after the family that once farmed the land, and is located on the east side of Route One 2.0 miles north of the Lincolnville/Camden town line and 0.7 south of Lincolnville Beach. The scenic area as defined extends along Route One for 0.24 miles and easterly over the 50+ acre open field toward the shoreline of Penobscot Bay, which is located 1,500 to 1,800' from the road.

USGS Source: Lincolnville Quadrangle, updated 1973

Context Map

4000'

View looking southeast to south from US Route One toward Islesboro and Penobscot Bay.

Viewpoints

Monroe's Field is visible along a quarter-mile stretch on the east side of Route One. With the exception of a few clumps of native vegetation, the view presents an open panorama of Penobscot Bay to motorists and occasional pedestrians and bicyclists on the highway. While there are no designated viewpoints on public property, the Viking Lumber parking lot, on the west side of Route One, offers an elevated opportunity to see the bay above the highway traffic. Harbour Pointe Drive is a private road that leads down the slope to the Harbour Pointe subdivision.

An aerial view, taken by TJD&A, 5/7/2003, of Monroe's Field prior to the removal of the farmhouse and barn near Route One.

View looking east to southeast from US Route One toward Penobscot Bay.

Office Assessment

The map evaluation noted the following characteristics:

- Monroe's Field consists of a gently rolling landscape with little elevation change and no notable slopes.
- Monroe Field is approximately 52 acres in size. As a publicly visible open space adjacent to a major highway and a significant water body, it is a unique scenic resource for Lincolnville (and quite possibly the coast of Maine).
- The scenic area is well defined by second-growth forest on both the north and south, and by Route One on the west.
- The shoreline is moderately to highly configured, due largely to the presence of the numerous islands immediately offshore.
- The view extends out to the islands of Penobscot Bay, which provides a series of focal points in the landscape.
- The water view is a diverse mixture of open and closed horizons, formed primarily by the major islands. There is a general lack of significant elevation in the visible landforms of Seven Hundred Acre Island and Islesboro.

Field Assessment

This scenic area is noteworthy due to the expansiveness of the view (a scarcity along Route One), the texture and color of the meadow vegetation, the clumps of native trees along the roadside, and the highly defined mature tree edges. Views from along the road pan across the open and closed horizon of Penobscot Bay. From the north end of the scenic area, the viewer looks southeast toward open ocean and small islands south of Islesboro. From the southern end, the viewer looks east toward Islesboro, Warren Island State Park, Seven Hundred Acre Island,

View looking northwest from Route 1 toward Viking Lumber across from Monroe's Field.

and other islands forming a continuous landmass approximately three miles away.

The Monroe farmstead buildings were removed in 2006 when development of the Harbour Pointe Subdivision began. There are twelve permitted lots in the subdivision but only four have been built on to date. The current views from Route One are over the tops of the homes and shoreline vegetation. The current rooflines do not block or interfere with the view of Penobscot Bay. The shoreline edge itself is not visible due to the vegetation remaining near the homes. The road into the subdivision is private (i.e., no public access). In the present condition with four homes, the view is not dominated by structures but, as more houses are built, that may change depending on the height, style, reflectivity and pattern of the roofs, fenestration, and landscaping.

Viking Lumber, located on the opposite side of Route One from the scenic area, is a commercial counterpoint to Monroe's Field. This established commercial operation has grown incrementally over years and includes outdoor storage, exposed parking areas, and a variety of buildings.

Scoring

Monroe's Field achieved a total score of 63 (39 from the office assessment and 24 from the field assessment). Using the values in the *Scenic Assessment Handbook*, Monroe's Field is considered a scenic area of Regional Significance.

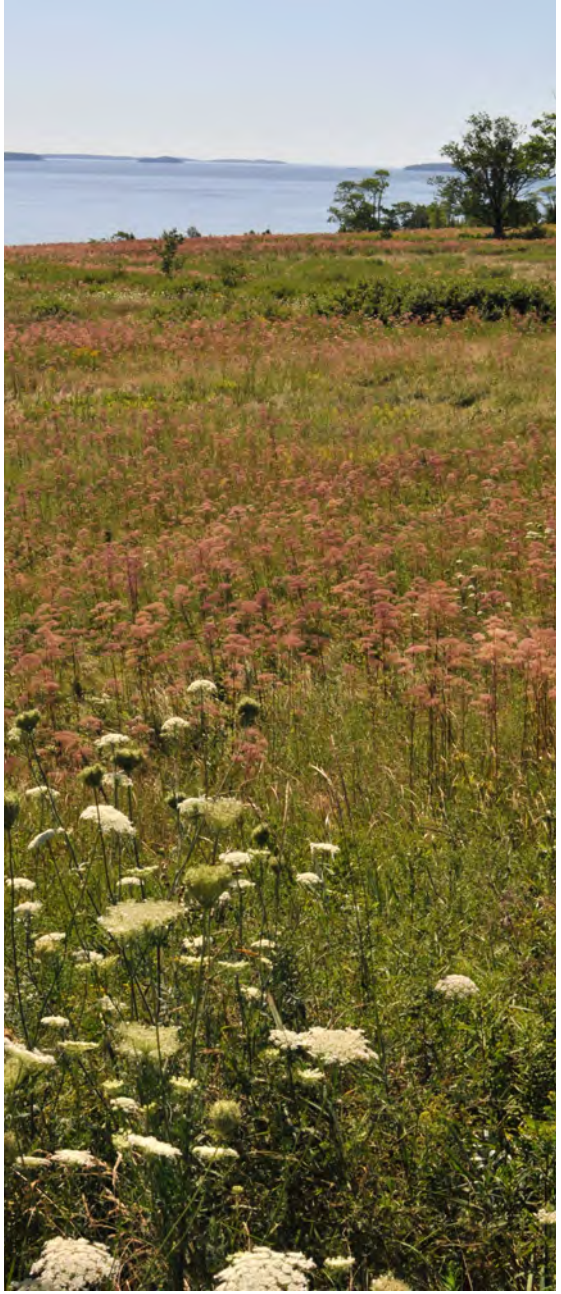
Management Recommendations

As part of the long-range plans for the upper portion of the field, encourage the property owners to develop a vegetation management strategy to maintain views toward Penobscot Bay. This should include the following actions:

- Prune the existing vegetation along Route One to maintain view corridors.
- Mow the fields on a regular basis.
- Restrict new plantings that would block views to the water.

Within the 52-acre field, approximately 29 acres remain as potential future development. The town should consider several courses of action to maintain the views from Route One:

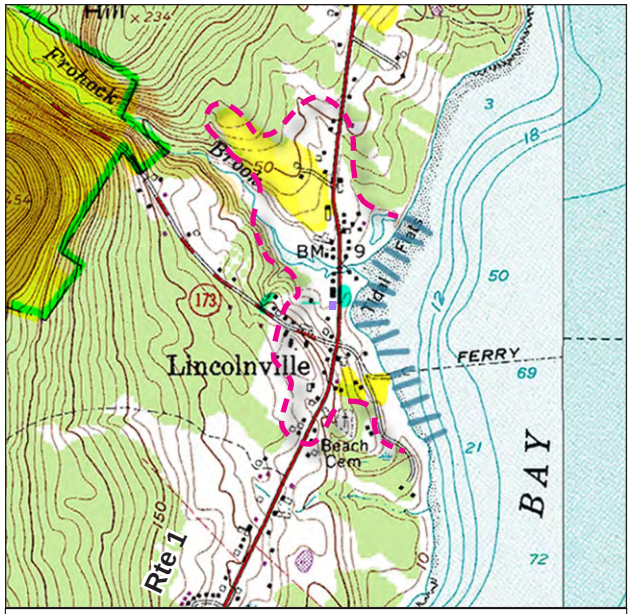
- Consider land use tools that would apply to this and other identified scenic areas within the community. These could take the form of zoning provisions and/or design guidelines that address issues of setbacks, preservation of existing vegetation, preservation / enhancement of view corridors, clustering, and similar issues.
- Consider cooperating with MDOT to develop a scenic rest area near the site of the Monroe farmstead.
- Consider other options to preserve the remaining open fields (e.g., conservation easement, limited development, land purchase, transfer of development rights).
- Work with homeowners on new site plans to minimize the impact on the scenic area such as requiring landscaping that buffers the view of new homes but preserves the view toward the Bay.



View looking southeast from Route 1 toward toward the islands in Penobscot Bay.

View looking south from Route 1 at the Harbour Pointe Subdivision entrance. The rooftops of new homes are visible below the horizon.

Lincolnville Beach



USGS Source: Lincolnville Quadrangle, updated 1973

Location Map Key

2000'

Land Ownership

- Federal
- State
- Town

Landform Slope

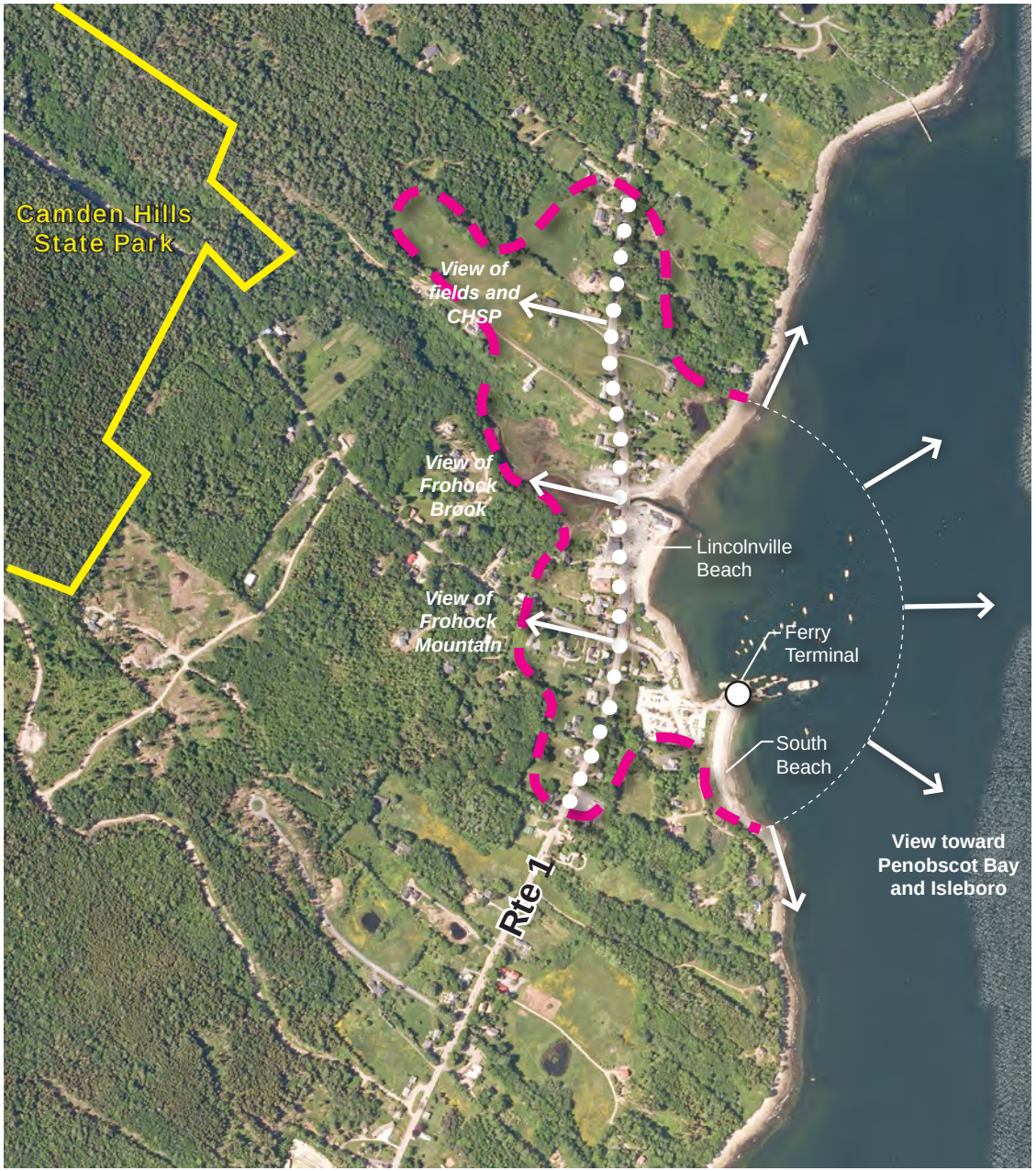
- Slopes 25% - 40%
- Slopes >40%

Open Land

- Open Land >5 acres

Shoreline Configuration

- Configured within 1/4 mile
- Configured within 1/2 mile

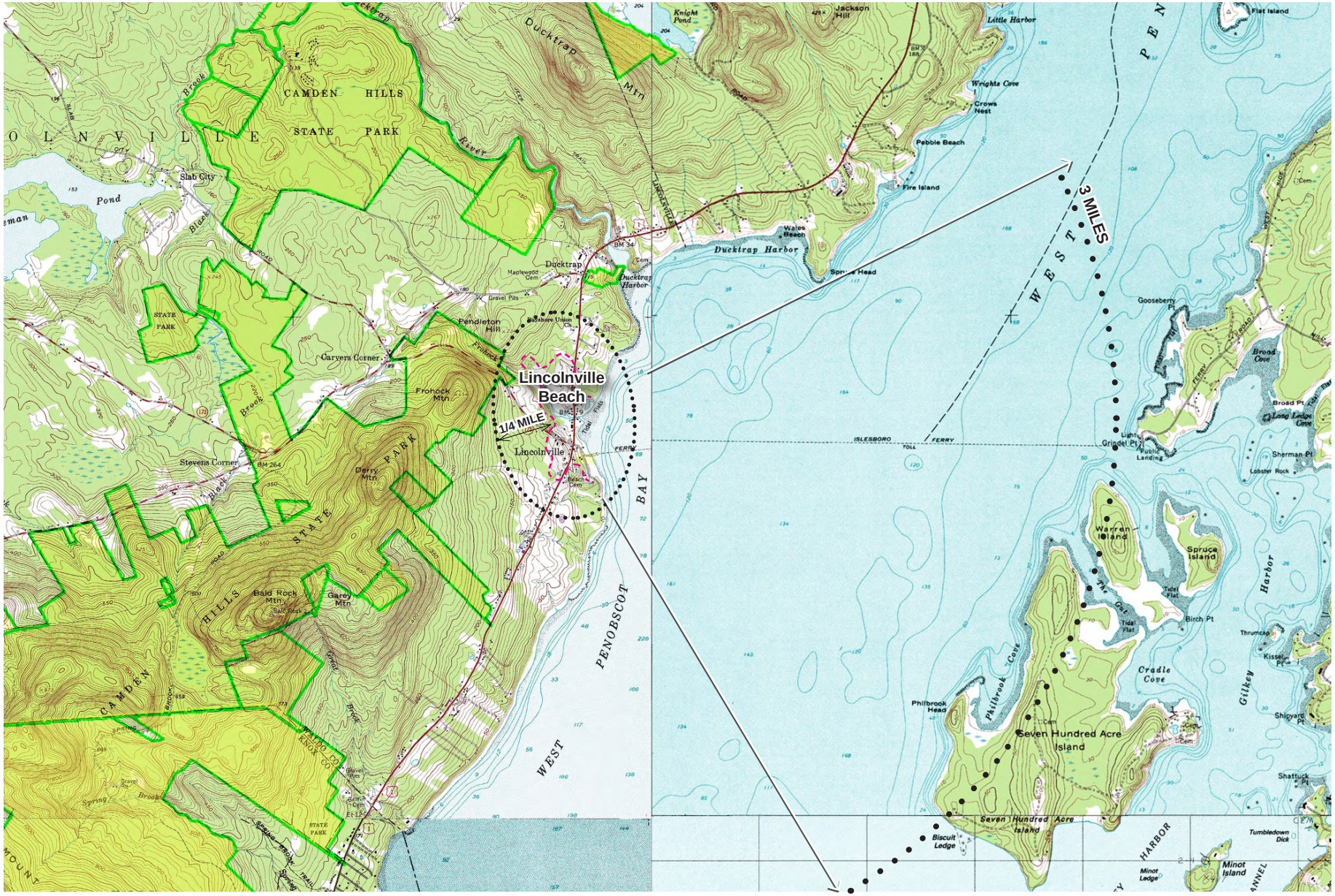


Source: National Map 2009

Scenic View Corridor | *Scenic Area* | *Scenic Viewpoint* | *Direction of View* | 1000'

Description

Lincolnville Beach, on Route One, is the largest concentration of homes and commercial establishments in the town of Lincolnville. From a scenic perspective, it offers a unique opportunity to experience a classic Maine settlement at the edge of the Atlantic Ocean while on a major north-south thoroughfare in an atmosphere that still retains its historical integrity. The scenic area includes homes, shops, restaurants, and other structures in the



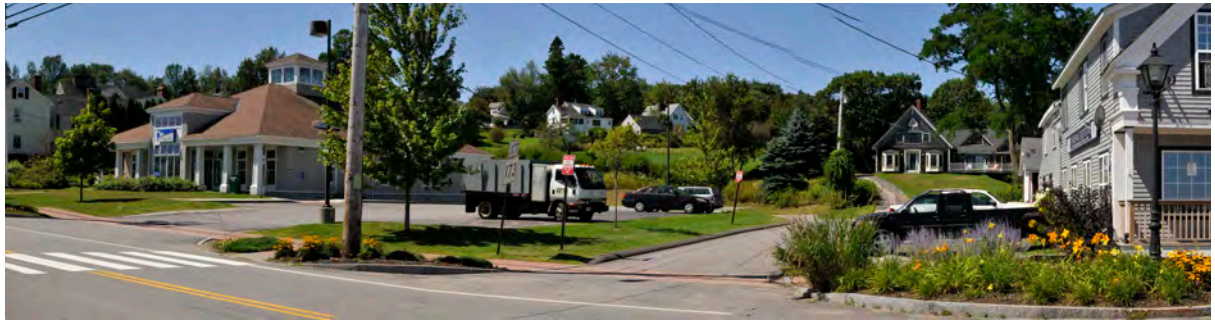
USGS Source: Lincolnville Quadrangle, updated 1973

Context Map

4000'

village, the Islesboro ferry terminal, two extensive public beaches, small open fields, and the meandering lines of Frohock Brook.

Route One is the most prominent road in the community. Approximately 1,400' of the roadway have views of the water, either open views (such as at the beach) or filter views (such as between individual buildings). In recent years the town—working the MaineDOT and the local business community—has made major context-sensitive changes on either side of Route One, with upgraded parking areas, new lighting, crosswalks and sidewalks, informational signs, landscaping, and bridge improvements.



View looking west from US Route One toward the Post Office and homes on Route 173 in the midground.

Viewpoints

Lincolnville Beach offers many opportunities to appreciate the scenic setting. Most of the public roads and sidewalks are oriented either to the water or to the surrounding mountains, with numerous benches and small parks. While the landscape at "The Beach" is generally level, the approaches from the north and south (along Route One) and west (on Route 173) are quite hilly, offering elevated overviews of the community. The sense of a tight, waterfront community is best experienced from the Islesboro ferry pier, where the viewer can appreciate the combination of low hills, the village, and the sheltered harbor, surrounded by the undulating backdrop of the coastal mountains. Views looking toward the water generally include the closed horizon formed by Islesboro, with minimal vertical interest.

Office Assessment

The office assessment noted the following characteristics:

- The land surrounding Lincolnville Beach is relatively level, sloping toward the water.
- The limits of the scenic area are defined by the foothills of the surrounding mountains, while the view extends to the mountains themselves.
- Frohock Mountain (el. 450'), the closest summit in the State Park, is 0.7 miles from the beach; Ducktrap Mountain (el. 729'), in

View looking north from intersection of Routes 1/173.

View east toward Penobscot Bay from Route 173.

Route One in Lincolnville Beach.

Panoramic view looking northeast to east from Lincolnville Beach toward Islesboro.

Panoramic view looking east to southeast from Lincolnville Beach toward the ferry terminal.

Lincolnville and Northport, is 2.0 miles from the beach.

- The main beach in the village is 700' in length; the beach south of the ferry terminal is approximately 600' in length.
- The visible shoreline moderately to highly configured, due largely to the presence of the numerous islands immediately offshore.
- The view extends to the islands of Penobscot Bay, which provide a series of focal points in the landscape.
- The water view is mostly a closed horizon, focusing on Islesboro.

Field Assessment

Lincolnville Beach is an eclectic mix of significant historic structures, older commercial buildings that still retain their original lines and detailing, a modern post office, and a waterfront restaurant that has grown incrementally over the years. While there are very few exemplary pieces of architecture, the village as a whole has a sense of visual unity, reinforced by its memorable setting. There are a number of small elements that detract from this sense of cohesiveness—readerboards on signs, a large water tank near the brook, a sewage pumping facility near the ferry terminal—but they generally do not dominate the landscape.

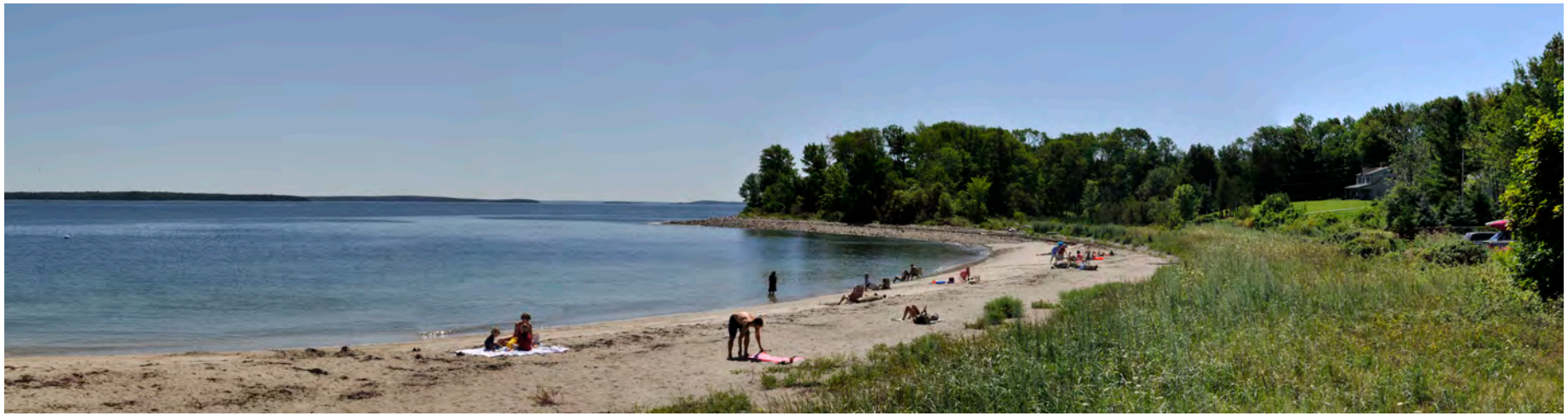
Scoring

Lincolnville Beach achieved a total score of 66 (42 from the office assessment and 24 from the field assessment). Using the values in the *Scenic Assessment Handbook*, Lincolnville Beach is considered a scenic area of Regional Significance. Since the score is very close to the cutoff for Statewide significance (70), the scoring for this area may warrant further consideration.

Management Recommendations

Recent MDOT improvements addressed many (but not all) of the visual problems.

- Develop design guidelines to encourage appropriate improvements to architecture, signage, site planning, lighting, and landscaping. They should reflect an appreciation of the diverse forms and styles that now characterizes the Beach.
- Work with landowners to develop a common vision and address specific issues: e.g., screening exposed utilities and gas tanks; replacing over-scaled signs with pedestrian-scaled graphics.
- Develop plans to replace the sewage pump station with a structure that reflects the marine heritage of the waterfront.



Panoramic view looking southeast to south from the Lincolnville ferry terminal toward South Beach.

Panoramic view looking west to northwest from Lincolnville ferry terminal toward Lincolnville Beach in the foreground and Camden Hills State Park in the midground.

Panoramic view looking west toward the Islesboro ferry terminal.

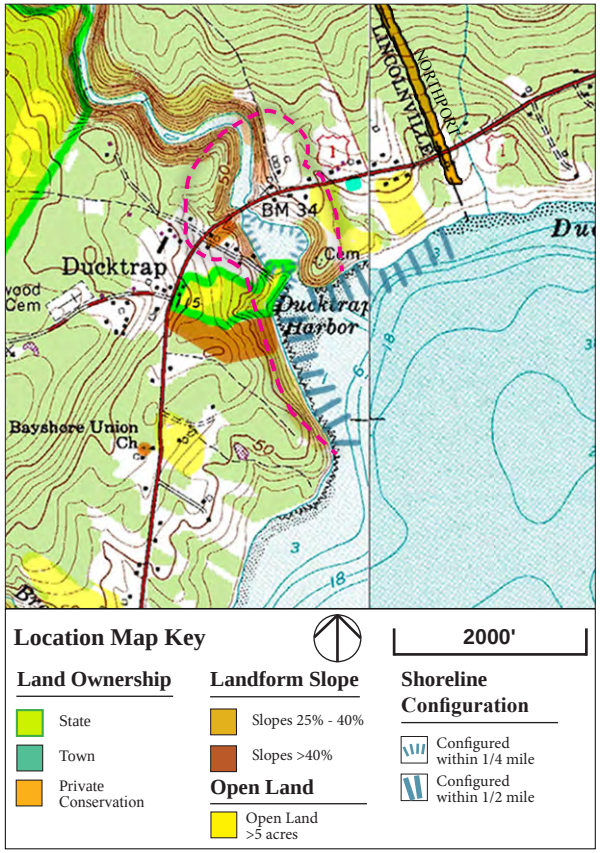
Panoramic view looking west from US Route One toward Frohock Brook and the foothills of Camden Hills State Park in the midground.

View looking north on US Route One from near Frohock Brook.

Storage tanks along Frohock Brook are examples of discordant visual elements that should be screened from view.

Aerial view of Lincolnville Beach. Photo by TJD&A, 5/7/2003.

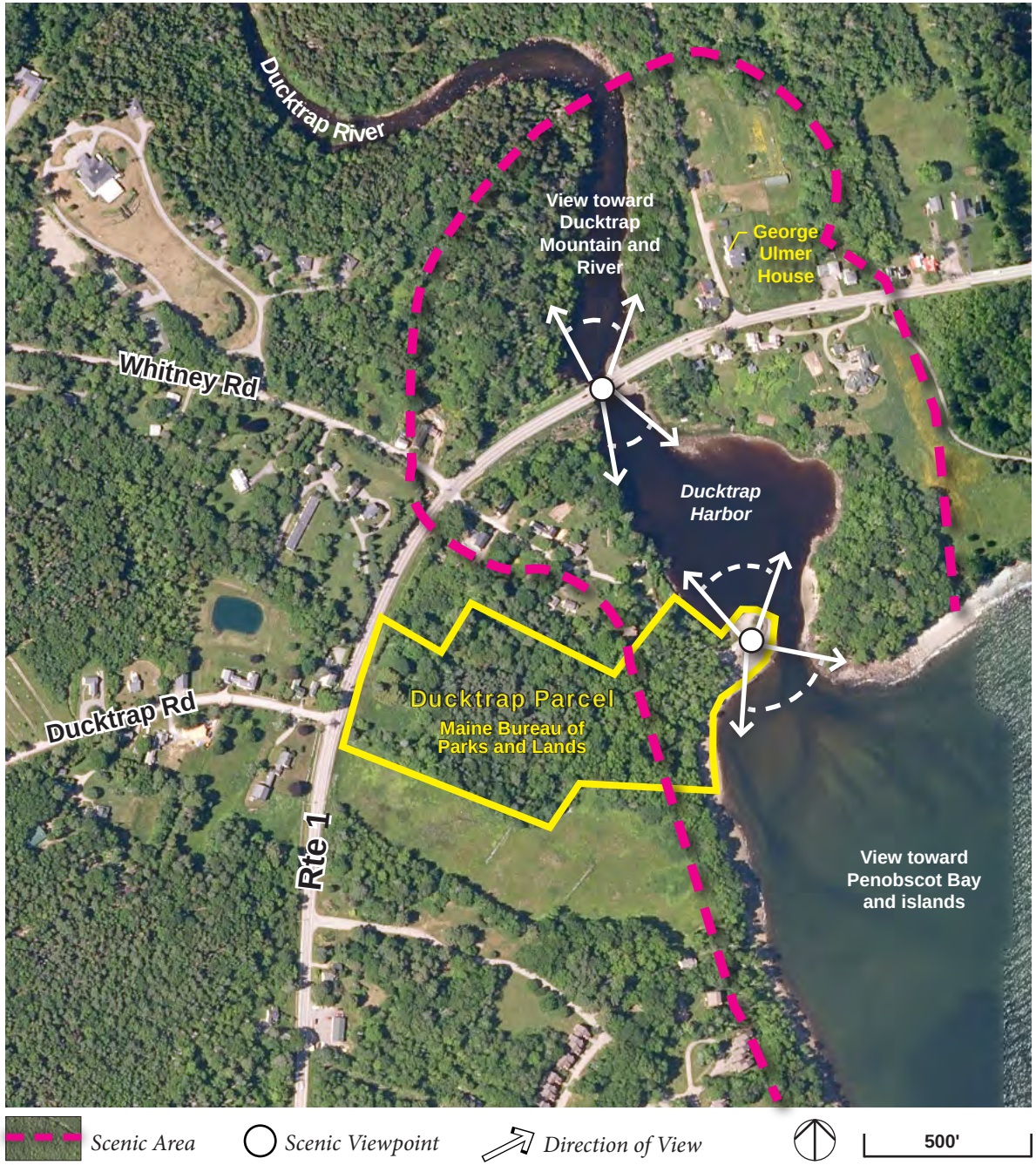
Ducktrap Harbor



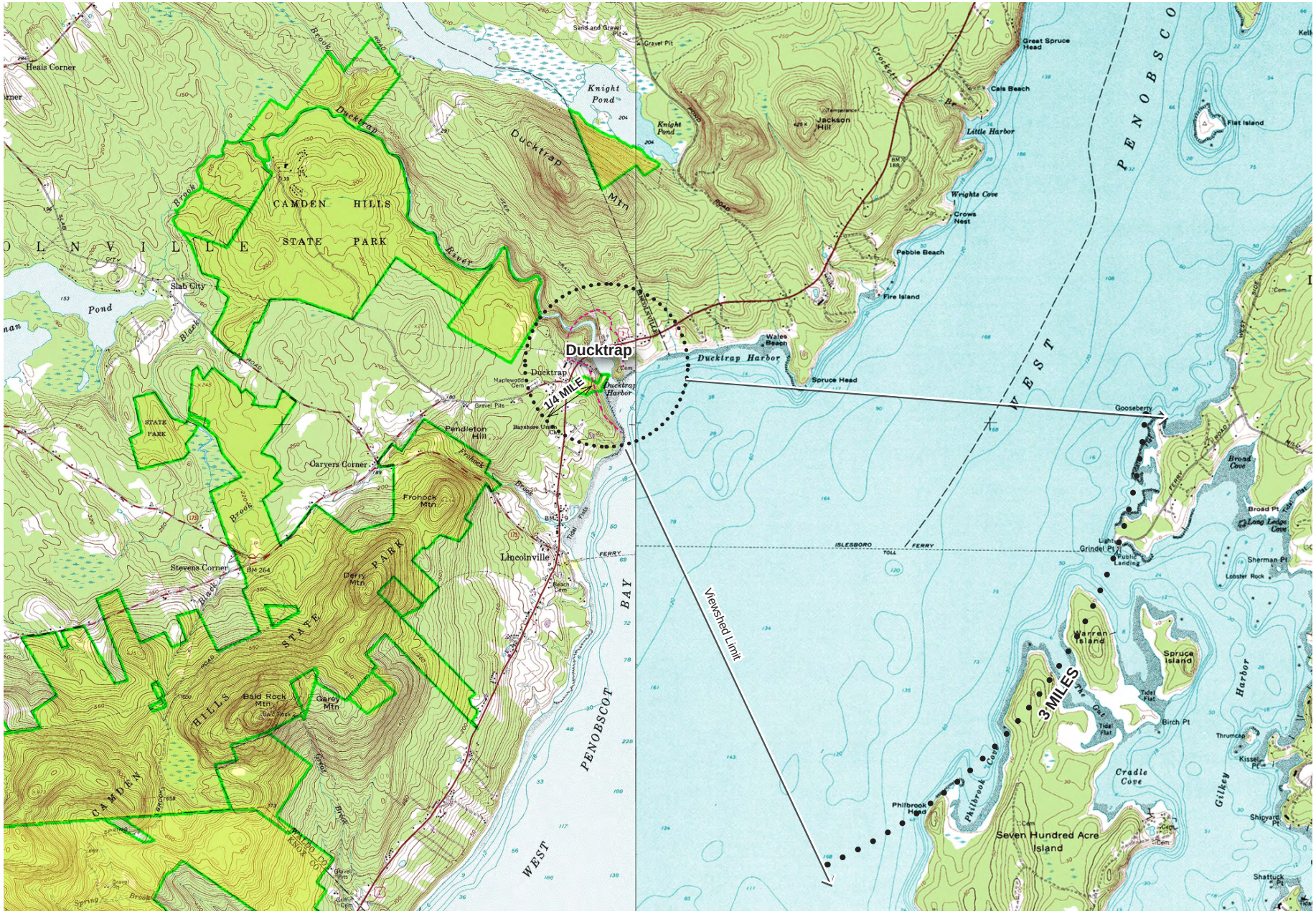
USGS Source: Lincolnville Quadrangle, updated 1973

Description

Ducktrap Harbor marks the confluence of the Ducktrap River and West Penobscot Bay. Its deep indentation offers recreational users an opportunity to enjoy both the river in a historic setting and the tidal reaches of the ocean. The steep surrounding topography, bold ledges, and mature trees that line the banks of the river and bay define the scenic area. The area includes the tree-lined Howe Point Road leading down from Route One, and that portion of the Ducktrap River visible from the bridge.



Source: National Map 2009



USGS Source: Lincolnville Quadrangle, updated 1973

Context Map 4000'

Viewing Locations

Ducktrap Harbor offers several different places to experience this junction of river and bay. The primary public viewpoint for pedestrians is at the edge of the water, where a sand beach affords viewers a 360º view. There are two primary views from the beach: southeast to the waters and islands of Penobscot Bay, and north to northwest to the Ducktrap Bridge and the homes overlooking the river. In addition, motorists on the bridge can catch a fleeting glimpse of the bay, Ducktrap Mountain, and the deep gorge that contains the Ducktrap River. From Howe Point Road viewers can see portions of the river between the homes and trees on the east.

Office Assessment

The center of the area, and the primary focal point, is a small state-owned sand beach and parking area that separate the inner harbor from the greater expanse of the bay. A small cluster of historic homes above the river and the arched Ducktrap Bridge provide a visual counterpoint to this largely natural setting. The George Ulmer House, on the north side of Route One, is on the National Register of Historic Places. The view to the northwest is terminated by the wooded top of Ducktrap Mountain (el. 716'), at a distance of 1.1 miles.

Field Assessment

The area has seen relatively few changes in recent years, and all have shown great sensitivity to the historic and scenic nature of the place. The reconstruction of the Ducktrap Bridge, for example, followed the lines of the original structure, which has been compared to a Roman aqueduct and is unique to the state of Maine. A large condominium complex on the south side of the harbor is virtually invisible, except for the thin line of its common dock that is visible on the horizon. A conference center built atop Ducktrap Mountain is well screened by woods and landscape plantings.

The view from the beach looking toward the bay includes the closed horizon formed by Islesboro with minimal vertical interest. On exceptionally clear days, the three wind turbines on Vinalhaven are visible on the horizon, at a distance of approximately 15 miles. The major discordant visual element in the scenic area is the presence of cars in the parking lot at the edge of the water.

Scoring

Ducktrap Harbor achieved a total score of 77 (45 from the office assessment and 32 from the field assessment). Using the values in the *Scenic Assessment Handbook*, Ducktrap Harbor is considered a scenic area of State or National Significance.

Panoramic view looking southeast to south of Ducktrap Harbor.

Panoramic view looking north toward US Route One from the gravel bar at the mouth of the harbor.

Management Recommendations

- Encourage the Maine Bureau of Parks and Lands to initiate a management plan for Camden Hills State Park to help guide future land use policies and decisions that may affect their holdings at Ducktrap Harbor.
- Work with the Maine Bureau of Parks and Lands to develop better signage as well as interpretive material to help people understand the natural history and scenery of the park.
- Consider a conservation easement on the waterfront property that faces the harbor to assure that it will not be developed and will be maintained as open land in perpetuity.

Filtered view of Penobscot Bay from US Route One, west of Ducktrap Harbor.

Ducktrap Harbor

View looking south from US Route One near Ducktrap Harbor.

View south from S. Cobbtown Rd. looking toward George Ulmer House.

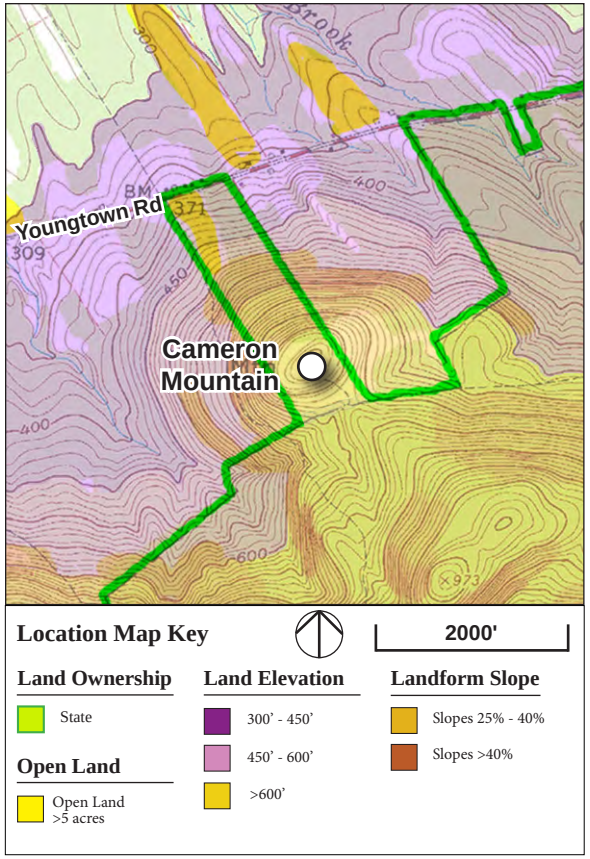
George Ulmer House, on the National Register of Historic Places.

Beach and parking at Ducktrap Harbor.

Aerial view of Ducktrap Harbor. Photo by TJD&A 5/7/2003.

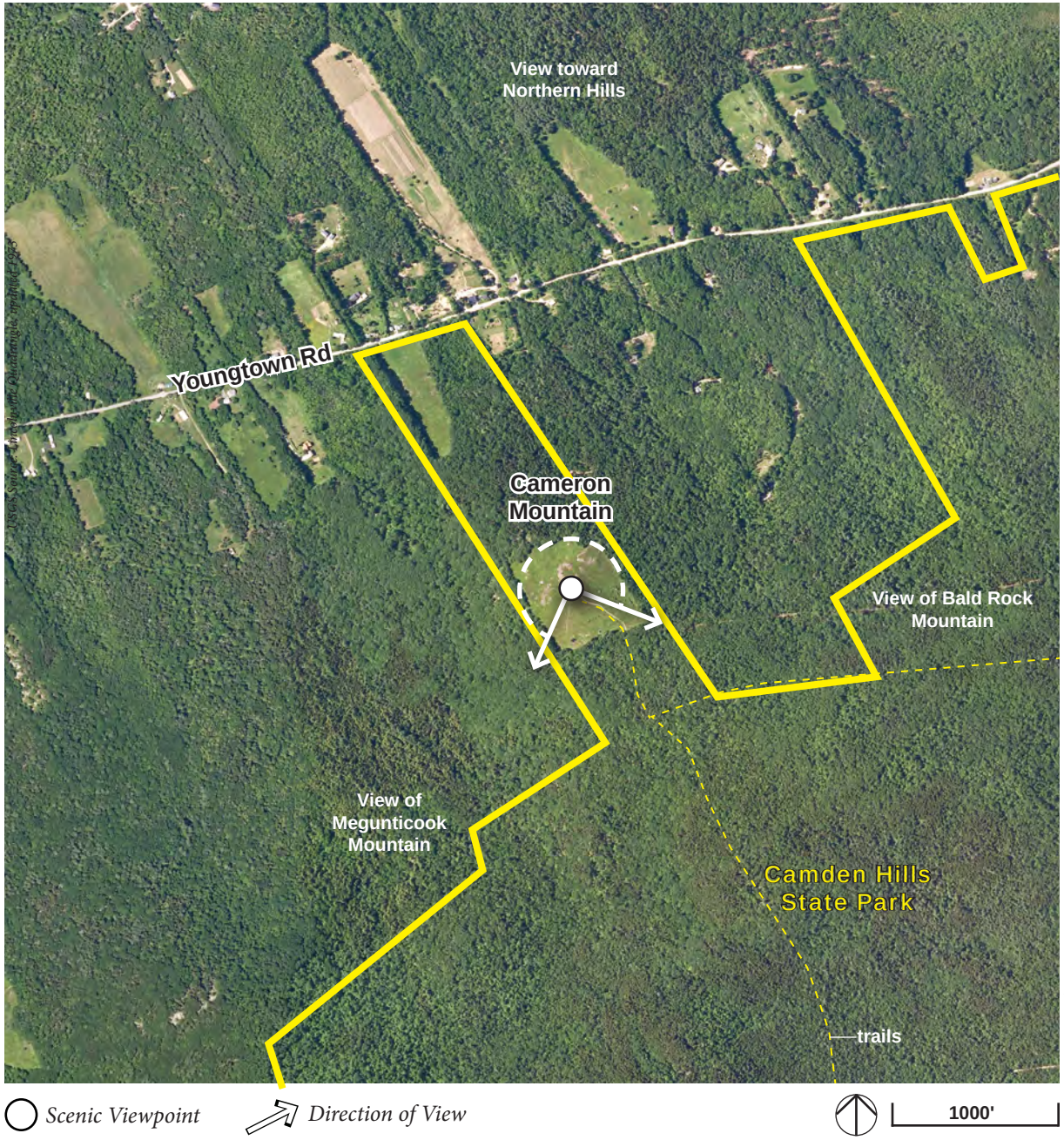
Coastal Mountains

Cameron Mountain Scenic Viewpoint

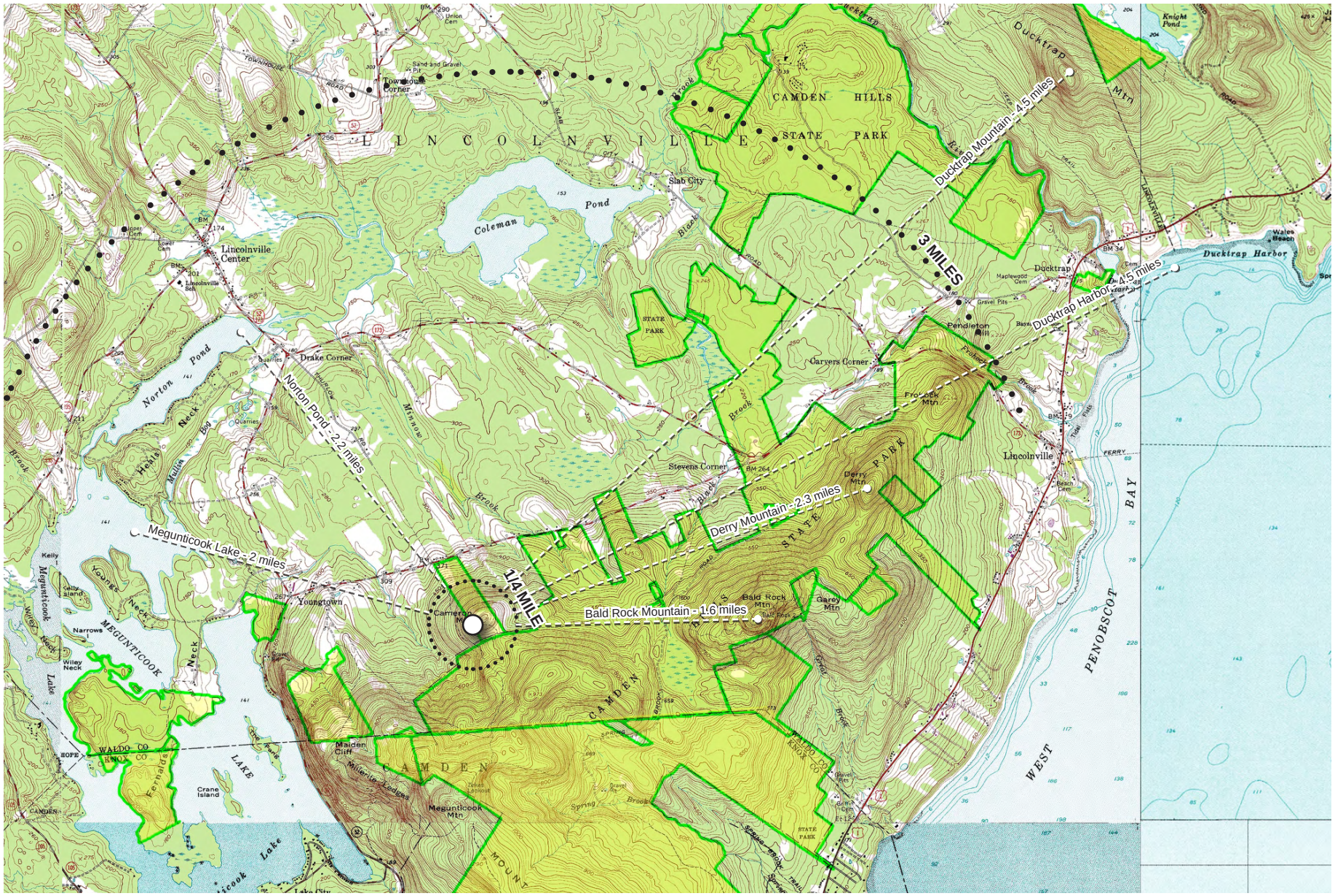


Description

Cameron Mountain (elevation 811') is located within Camden Hills State Park on the north side of Mount Megunticook. There are multiple routes to the summit; the most commonly accessed one is a multi-use trail that starts from the trailhead at the intersection of Youngtown Road and Route 173. The trail is mostly wooded until the clearing that surrounds the summit.



Source: National Map 2009



USGS Source: Lincolnville Quadrangle, updated 1973

Context Map

4000'

Viewpoint

From the summit of Cameron Mountain the 270º view takes in Megunticook Lake and Moody Mountain to the west, Lincolnville Center and Levenseller Mountain to the north, and Ducktrap Mountain to the east. This significant viewpoint affords a panoramic overview of most of the inland portion of Lincolnville.

The wooded ridgelines of Mount Megunticook and Bald Rock Mountain block most views of the ocean except for a narrow glimpse looking northeast toward Lincolnville Beach and Penobscot Bay. The twelve acres of low meadow and blueberry barrens surrounding the summit afford views of mountains in the foreground and background.

Office Assessment

- Cameron Mountain is 811' above sea level with moderately steep side slopes.
- The mountains visible to the north are approximately 5 miles away. The primary view to the north is 180º, however views of the higher ridges within the State Park are visible in the foreground to the south (the opposite 180º view).
- Penobscot Bay and Islesboro are approxiately 7 miles away; however, very little of the bay is seen from this vantage point. The visible portion of Megunticook Lake is approximately 2 miles away.
- Cameron Mountain was acquired by the Maine Bureau of Parks and Lands from The Nature Conservancy in 2007. While the parcel that contains the mountain has frontage on Youngtown Road, there is no designated public access from the road. The parcel is approximately 730' wide with private property on either side. The existing clearing extends the entire width of the parcel where the summit viewpoint is situated.

Field Assessment

Cameron Mountain appears to be more of a local resource when compared to Bald Rock Mountain or Megunticook Mountain (in Camden). The relatively easy three-mile hike is accessible to a wider group of potential hikers. The trail to the summit passes through meadow vegetation and large areas of blueberries.

There are no discordant elements within the foreground. Homes, clearings, roads and radio towers are seen in the midground and background but do not dominate the view. Foreground views include maintained open fields approximately 12 acres in size. The viewpoint is well defined by second-growth woodland on all sides.

Scoring

The view from the summit of Cameron Mountain achieved a total score of 34, based upon the Scenic Viewpoints matrix in the *Scenic Assessment Handbook*. The view is considered distinctive, of statewide significance.

Management Recommendations

- Encourage the Maine Bureau of Parks and Lands to initiate a management plan for Camden Hills State Park to help guide future land use policies and decisions that may affect Cameron Mountain and Bald Rock Mountain.
- Encourage landowners adjacent to the Cameron Mountain parcel to place view easements over their land to protect the scenic view from the summit.
- Work with the Bureau of Parks and Lands to develop better trailhead signage as well as interpretive material to help people understand the natural history and scenery of the park.

Photo Credit: Andrea Norfeet

Cameron Mountain summit

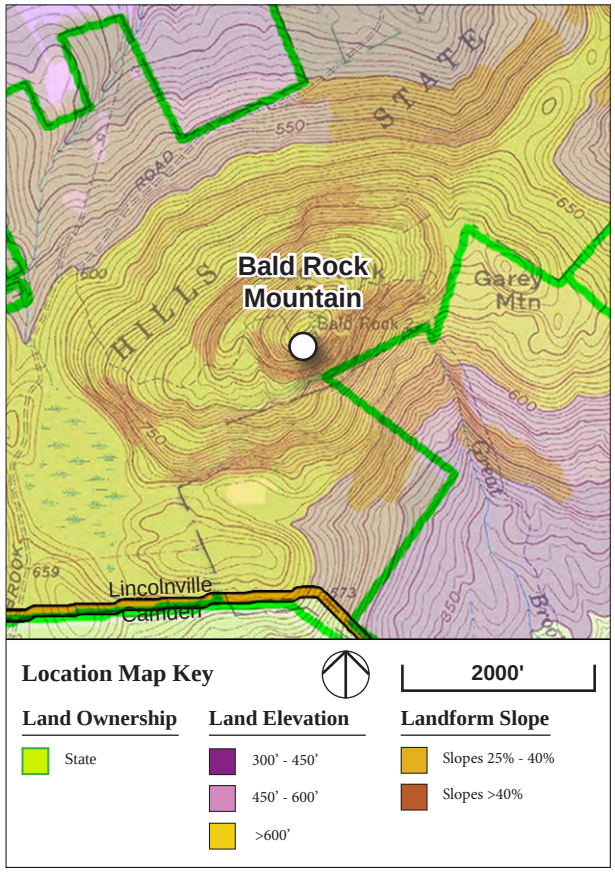
Photo Credit: Andrea Norfeet

Panoramic view looking north toward the northern hills from the summit of Cameron Mountain.

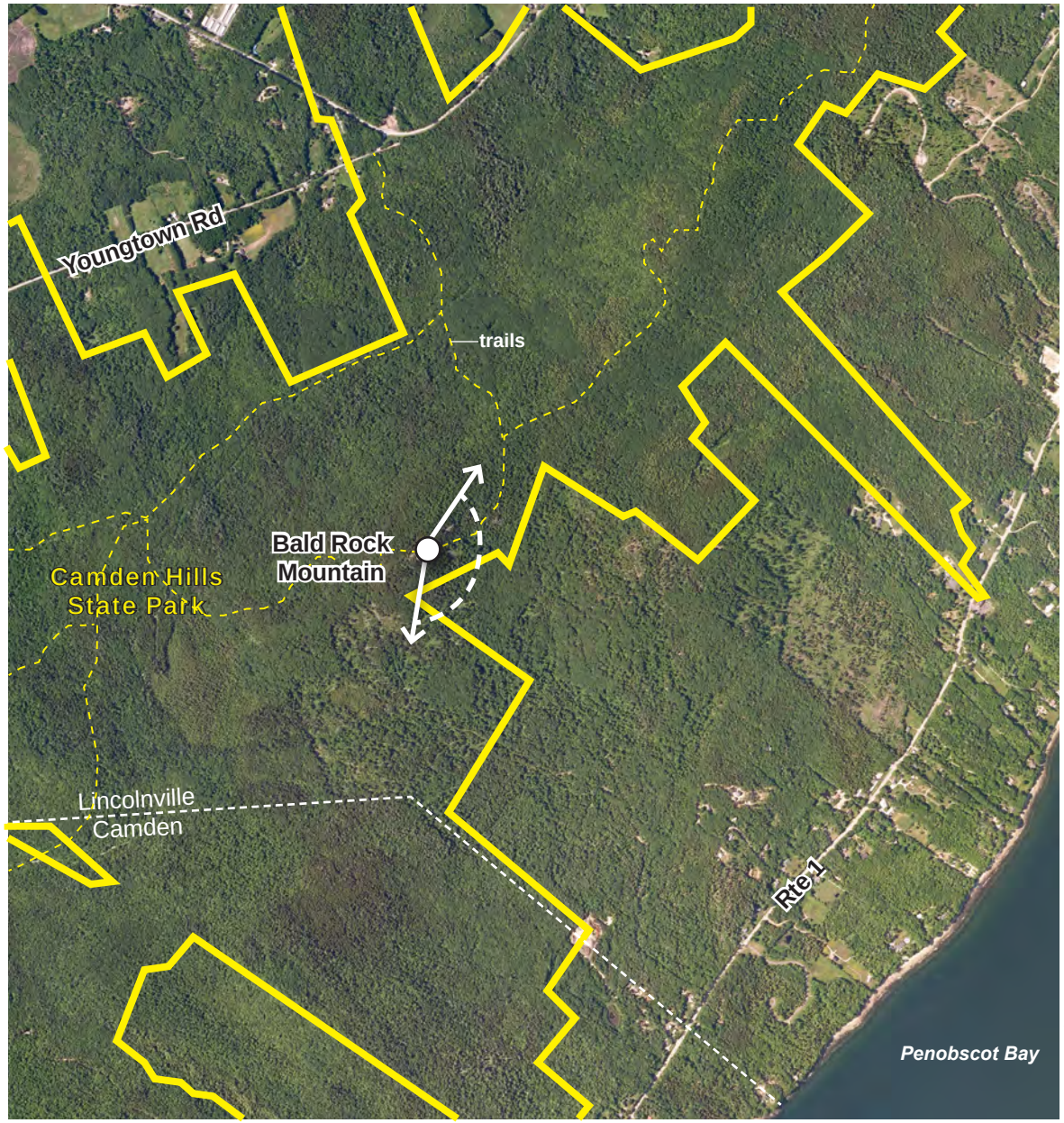
Photo Credit: Andrea Norfeet

Continued panoramic view looking east toward Bald Rock Mountain and a glimpse of Ducktrap Harbor.

Bald Rock Mountain Scenic Viewpoint



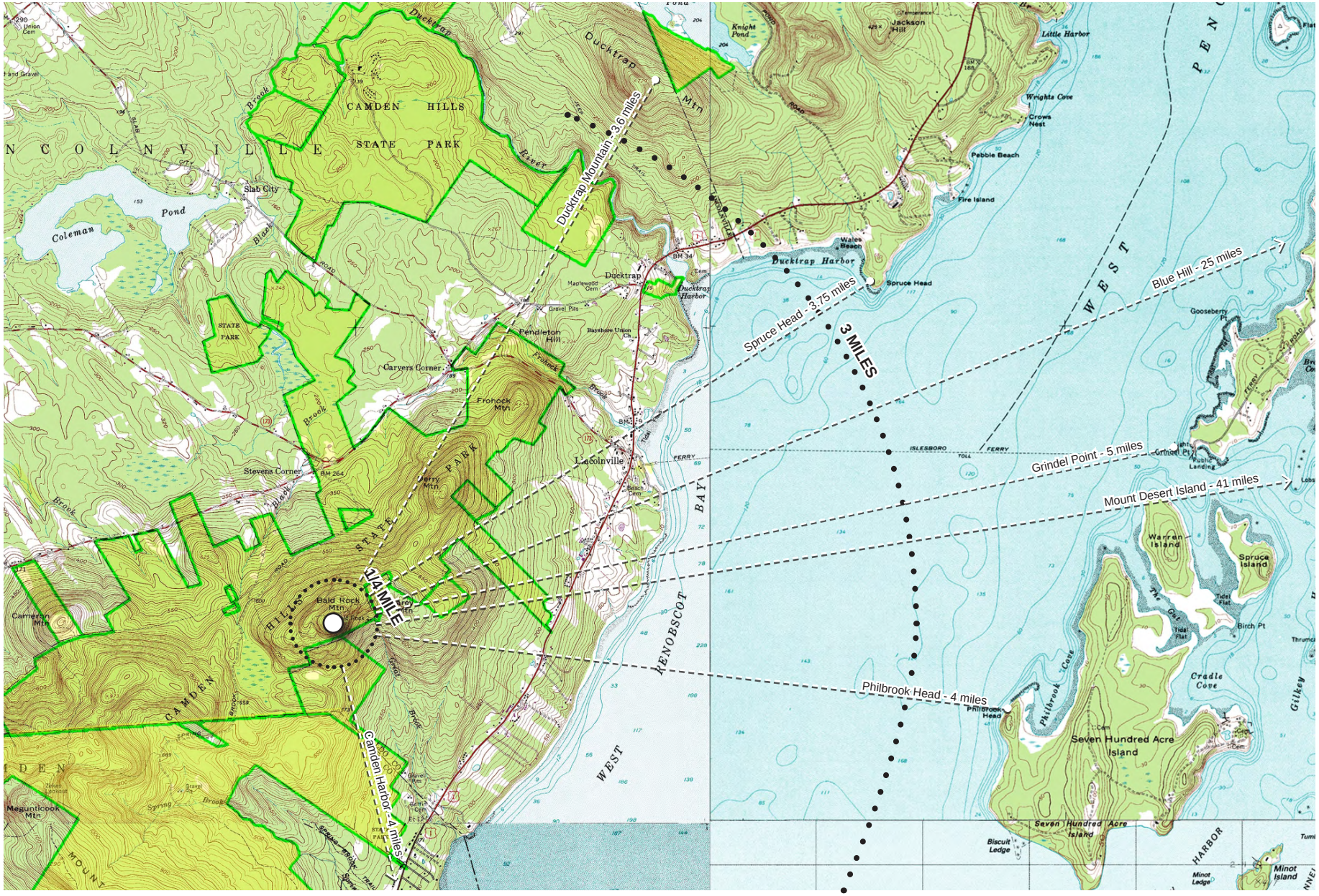
USGS Source: Lincolnville Quadrangle, updated 1973



Source: National Map 2009

Description

Bald Rock Mountain is located within Camden Hills State Park. Its rocky summit offers spectacular 180º+ views of the shoreline and numerous islands within Penobscot Bay. The description of the trail from the *Maine Atlas and Gazetteer* notes "Exceptional views of Mount Desert Island and Penobscot Bay islands from summit. Well-worn path makes easy, steady ascent from Ski Lodge Rd. to open ledge (no parking at Rte 1 approach). Road to summit 0.5 mi; elev. gain 500 ft."



USGS Source: Lincolnville Quadrangle, updated 1973

Context Map

4000'

Bald Rock Mountain Scenic Viewpoint

Viewpoint

The summit is reached from Lincolnville via multi-use trails from the trailhead at the intersection of Youngtown Road and Route 173.

Office Assessment

- Bald Rock Mountain is 1,200' above sea level. The side slopes are moderately steep.
- The 180º+ view affords views of Penobscot Bay (1.5 miles to the south), Islesboro (4± miles away), and other islands in the bay. The view has a combination of open and closed horizons.
- Although the summit of Bald Rock Mountain is within the State Park, the boundary is only 450' to 1,000' to the east.

Field Assessment

Bald Rock Mountain is one of the main attractions in Camden Hills State Park to both local residents and regional visitors alike.

Much of the land within the foreground of the summit is private undeveloped woodland. A cellphone tower, located less than a mile from the summit, is one of the few discordant elements seen from this vantage point, but its presence does not dominate the view. The roads and buildings of Lincolnville Beach are visible two miles away.

The shoreline looking south toward Owls Head, east toward Cadillac Mountain in Acadia, and north toward the mouth of the Penobscot River is highly configured. Midground views include Lincolnville Beach and the ferry terminal, Islesboro, and Frohock and Ducktrap Mountains. The western side of the summit is wooded with no views of interior Lincolnville.

Scoring

The view from the summit of Bald Rock Mountain achieved a total score of 33, based upon the Scenic Viewpoints matrix in the *Scenic Assessment Handbook*. The view is considered Distinctive+, of statewide or greater significance.

Photo Credit: Andrea Norfeet

Trail to Bald Rock Mountain

Management Recommendations

- Consider land use tools that would apply to this and other identified scenic areas within the community. These could take the form of zoning provisions and/or design guidelines that address issues of setbacks, allowable uses, maximum structure heights, preservation of existing vegetation, preservation / enhancement of view corridors, clustering, and similar issues.
- Work with abutting landowners to develop view easements over their land to protect the scenic view from the summit and major viewpoints along the access trails.
- Work with the Maine Bureau of Parks and Lands to develop better trailhead signage as well as interpretive material to help people understand the natural history and scenery of the park.

Photo Credit: Andrea Norfeet

Bald Rock Mtn. trailhead parking lot

Photo Credit: Andrea Norfeet

Panoramic view looking north toward Ducktrap Harbor and Penobscot Bay islands with Blue Hill and Mount Desert Island in the distance.

Photo Credit: Andrea Norfeet

Continued panoramic view east to south from the summit of Bald Rock Mountain.

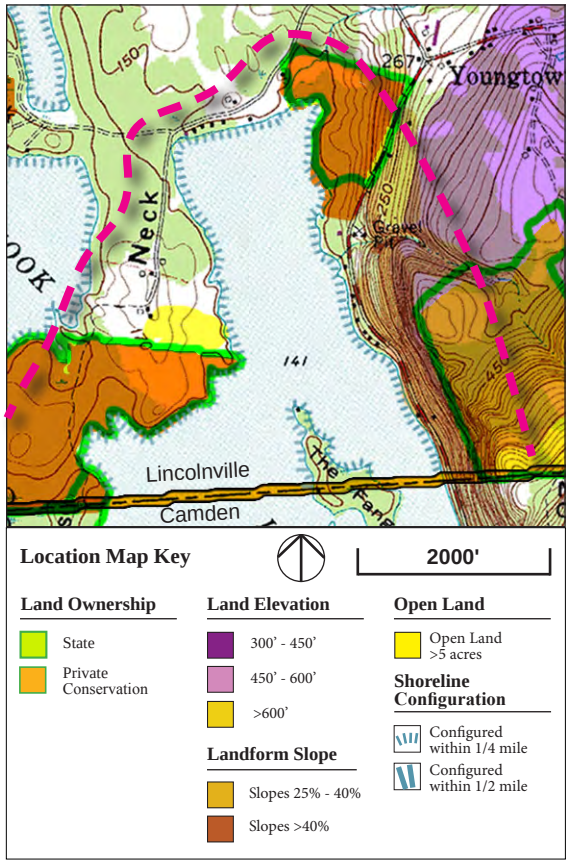
Bald Rock Mountain Scenic Viewpoint

Photo Credit: Andrea Norfjet

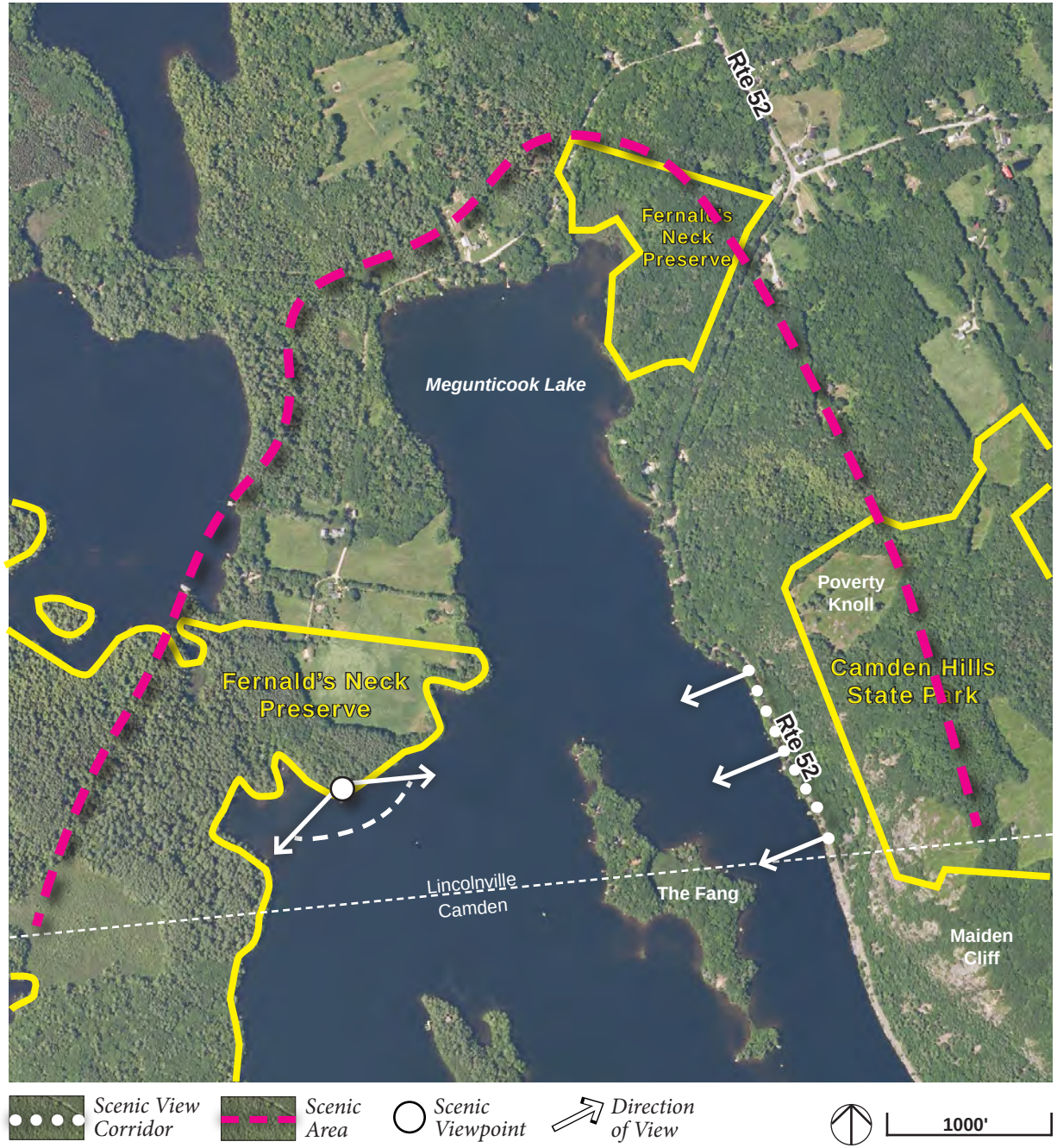
View looking north toward Ducktrap Harbor from the summit of Bald Rock Mountain.

Inland

Megunticook Lake



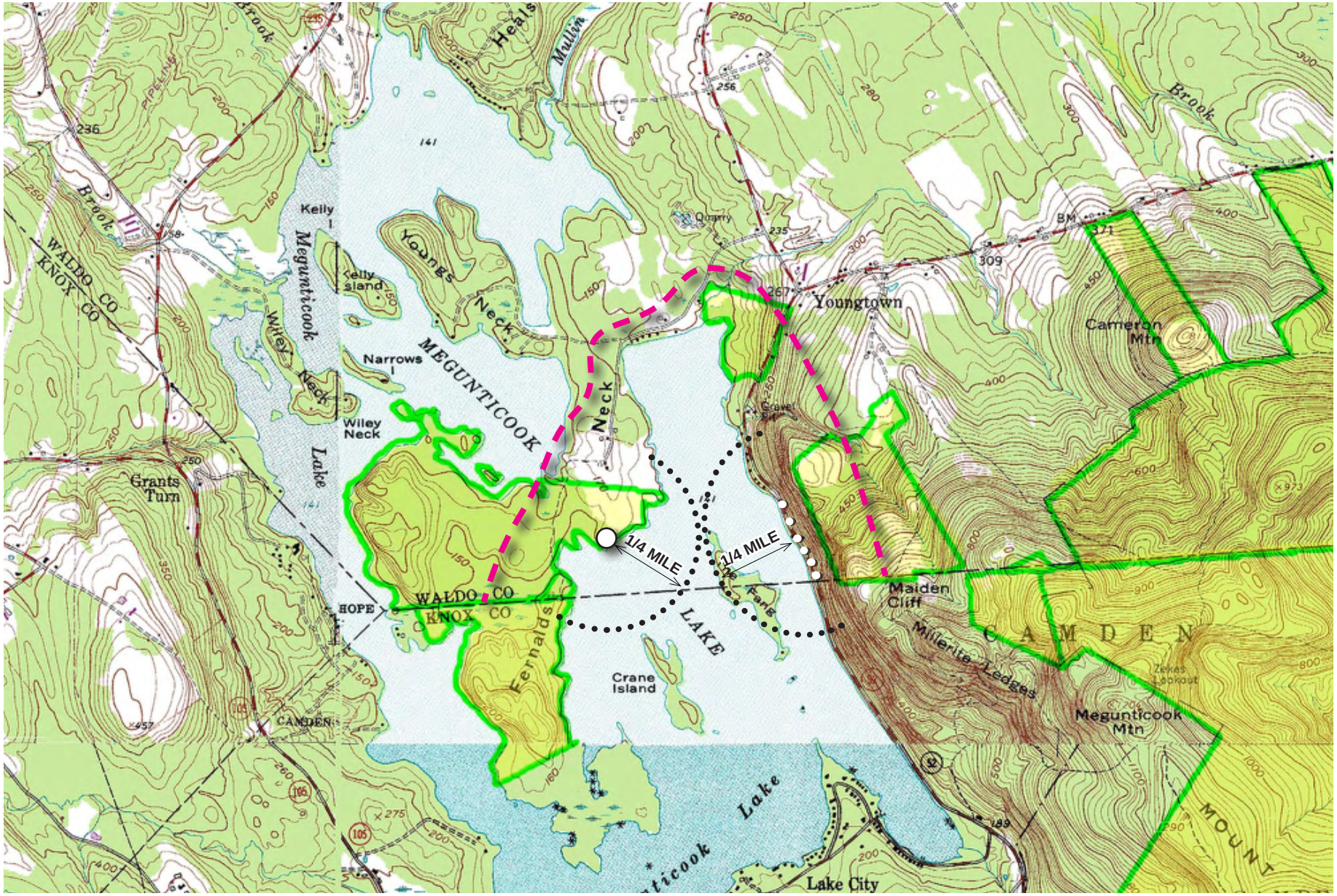
USGS Source: Lincolnville Quadrangle, updated 1973



Source: National Map 2009

Description

Megunticook Lake (el. 141') straddles the line between Lincolnville (in Waldo County) and Camden and Hope (in Knox County). Maine's Finest Lakes (Maine State Planning Office 1989) notes that the 1,305-acre water body has outstanding scenic resources, attributed to its highly configured (complex) shoreline, the dramatic cliffs of the Millerite Ledges and Maiden Cliff on the east and the large linear islands in Camden, and the limited



USGS Source: Lincolnville Quadrangle, updated 1973

Context Map

2000'

amount of visible development. This scenic area in Lincolnville is described by Route 52 and the cliffs on the east, The Fang (a small island opposite the cliffs) on the south, and the preserved land of Fernald's Neck on the west.

Fernald's Neck Preserve, a 328-acre mostly wooded peninsula that extends into the middle of Megunticook Lake, is the centerpiece of this scenic area. Conservation efforts on this land began in 1969 when local citizens became aware of a possible housing development on the neck. In 2007 title to the land, which is in both Lincolnville and Camden, was transferred from The Nature Conservancy to the Coastal Mountains Land Trust, who continues to manage and expand the holdings.

Viewpoints

Two locations provide visual access into this scenic area. Route 52, which hugs the shoreline of the lake below the cliffs on the east, offers intermittent water views for half a mile.
The views are partially obscured by cottage development between the road and the lakefront, privacy fences erected by cottage owners, and evergreen trees that are remnants of the forestland that had blanketed the hills prior to the construction of the road. There are no designated areas for motorists to stop to admire the view.

A second set of viewpoints are offered from the trails leading from the parking lot at the end of Fernald's Neck Road through an open field. The trails provide hikers with views to the cliffs on the opposite shoreline. At the water's edge there is a dramatic view of Maiden Cliff (in Camden) and Poverty Knoll rising above The Fang and Megunticook Lake.

Office Assessment

The office started with an evaluation of the entire lake. However, The shoreline is mostly private and access (both visual and physical) is limited to the southeastern corner.

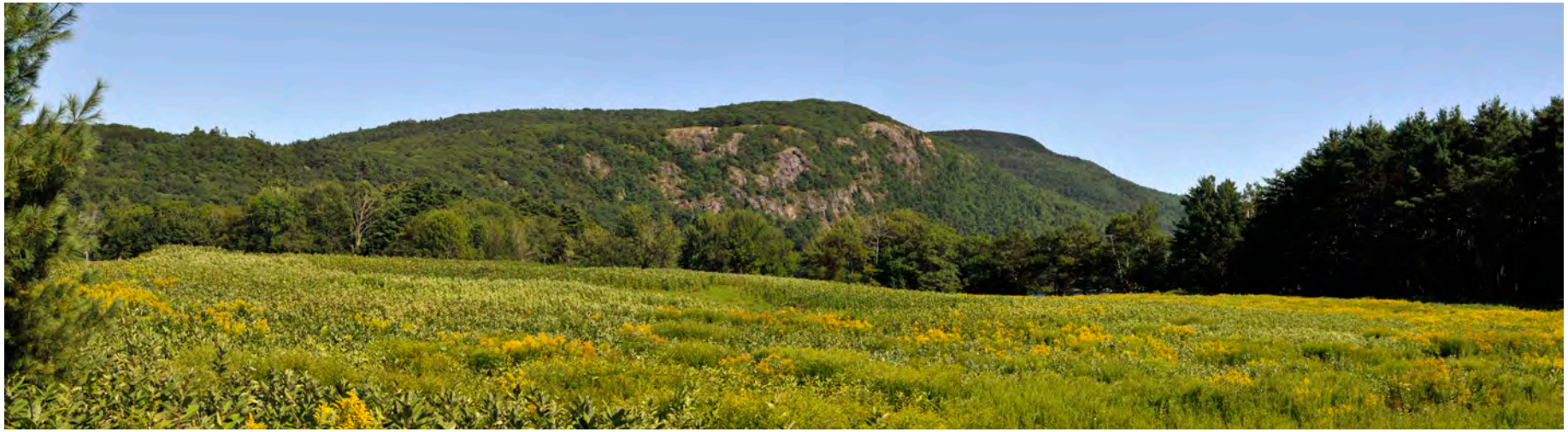
- The scenic area is bounded on the east by near-vertical cliffs rising 560 to 584 feet above the lake. The western shoreline (Fernald's Neck) consists of a gently rolling landscape with little elevation change and no notable slopes.
- The open fields at Fernald's Neck are approximately 8.6 acres in size, oriented to the east toward the Millerite Ledges and Maiden Cliff.
- In addition to the dramatic landforms, the scenic area is defined by mature pines and second growth forestland, as well as open agricultural fields that run east-west across the neck.
- The shoreline of the lake is moderately to highly configured in the northern part of the scenic area. To the south (in Camden), the lake becomes highly configured due to the presence of several large islands and extended peninsulas.
- The view within Lincolnville is intensive (focusing on the cliffs) rather than extensive. The lakeshore drive offers a series of changing vistas of the northern half of the lake over a distance of approximately 1/4 mile. The views from Fernald's Neck are oriented to the cliffs, which act as powerful focal points in the landscape.
- The water view from the neck features a closed horizon, formed primarily by the cliffs seen at a distance of approximately 3/4 miles.

Over the past several decades the Maine State Planning Office completed several studies on the scenic character of Maine's lakes, ponds, and rivers. The Maine Lakes Study was designed

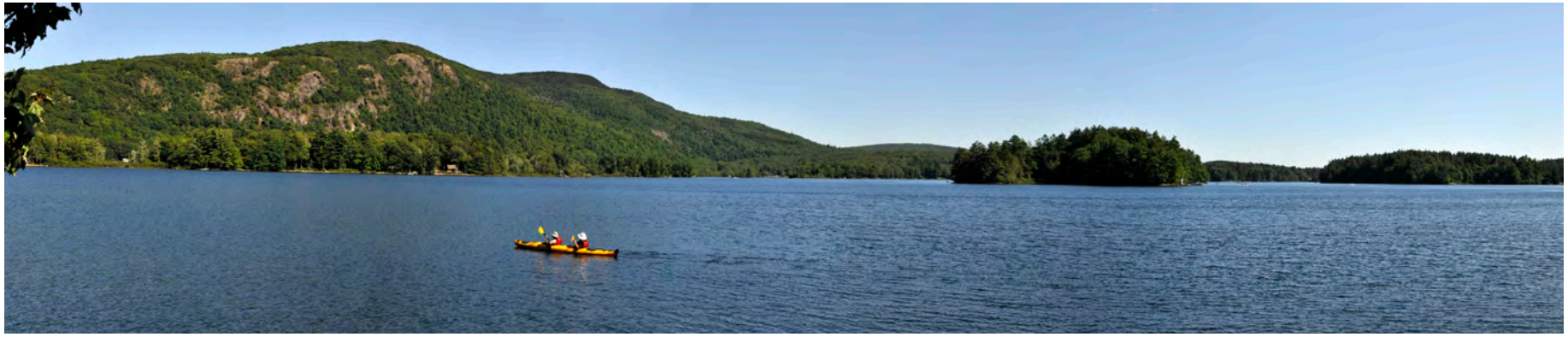
Megunticook Lake's Scenic Rankings

FACTOR	DEFINITION	MAX. PTS.	SCORE
Relief	Complexity of relief Dramatic relief	30	30
Physical Features	Cliffs, vertical ledges, slab ledges, rockslides, boulders, islands, beaches.	25	15
Shoreline Configuration	Relative complexity of the shoreline.	15	15
Vegetation Diversity	Four possible types were identified: mixed hardwood/softwoods; softwoods; marsh; superstory trees.	15	10
Special Features	Water clarity, Opportunities for wildlife viewing	15	0
Inharmonious Development*	Residential development, visible roads, powerlines, etc.	-20	-10
TOTAL			60

Source:
Maine State Planning Office. *An Evaluation of Lake Scenic Quality in Maine's Organized Towns*. May, 1986.
* 20 Points were deducted for lakes with drastic changes in water levels; 10 points were deducted if inharmonious development was rated as 'high'; 5 points were deducted if inharmonious development was rated as 'medium'.



Panoramic view looking east to southeast from the Fernald's Neck Preserve parking lot toward Maiden Cliff.



Panoramic view looking east to southeast from Fernald's Neck Preserve toward Maiden Cliff, overlooking Megunticook Lake.

to create a database on lake characteristics for the organized portion of the state and to use that information to identify lakes with resource values of statewide significance. The result of this effort was *Maine's Finest Lakes*, published in 1989.

Prior to its publication, the State Planning Office issued *An Evaluation of Lake Scenic Quality in Maine's Organized Towns*, which evaluated the scenic characteristics of all 963 lakes and ponds with a surface area greater than 10 acres in Maine's organized towns.

The evaluation was based on six criteria: relief, physical features, shoreline configuration, vegetation diversity, special features, and inharmonious development. A point system was developed to assign a rating to each of the criteria when present. Based upon this evaluation, the top-rated lakes were classified as either Outstanding or Significant. A total of 26 lakes with a total of 50 or more points were identified as Outstanding in the evaluation, including Megunticook Lake. The table on the previous page describes each criterion and summarizes findings for Megunticook Lake.

Field Assessment

Motorists on Route 52 have intermittent views of the northern portion of Megunticook Lake, filtered by cottages, garages, privacy fences, mature evergreen trees, and clumps of deciduous vegetation at the southern end. The road is narrow with very few places where a car can stop safely. The road appears to have been chiseled into the cliffs in several places, giving the motorist the sensation of hugging the shoreline and following the topography. The majority of the cottages are modest in scale and style, and do not appear to overwhelm the space between the road and the water.

The tree-lined road leading to Fernald's Neck passes several renovated properties that are significant examples of mid-coast vernacular architecture. Even though the properties are private, they add a distinctive note of quality and care for the land that adds to the sense of anticipation. A few cottages in less than prime condition are the only discordant elements along the access road.

The experience of hiking into the lake from the Fernald's Neck trailhead is highly positive, with the trails winding through active agricultural lands and mature pines before arriving at the lakefront. From the waterfront the observer sees an occasional cottage on the island and along the shoreline, but most of the residential development is heavily screened by evergreens.

Scoring

Megunticook Lake achieved a total score of 74 (49 from the office assessment and 25 from the field assessment). Using the values in the *Scenic Assessment Handbook*, Megunticook Lake is considered a scenic area of State or National Significance.

Fernald's Neck Preserve signage

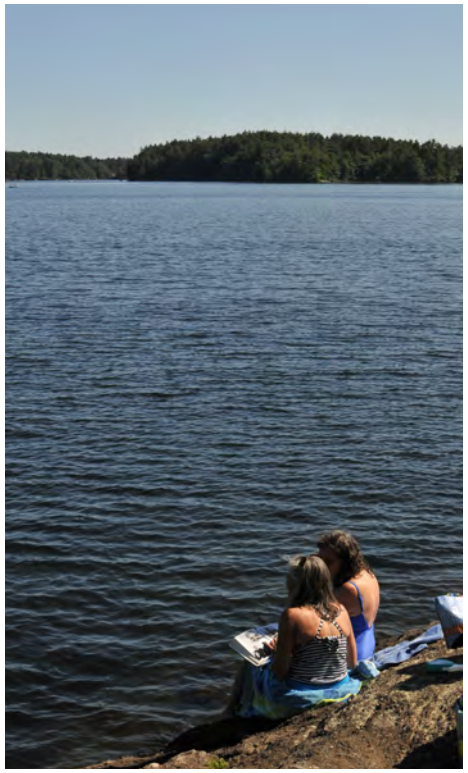
Management Recommendations

- Continue to pursue additional points of public access to the lake in appropriate locations.
- Initiate a program of vegetation management along the roadway to maintain views to the water.
- Major roadside improvements to Route 52 should be a collaborative effort between the town and MDOT, starting at initial project conception. Any alteration to the existing road (guardrail installation / replacement, ditching, widening, etc.) should take into account the nature of Route 52 by using the principles of Context Sensitive Solutions. See www.maine.gov/mdot/cssprojects/index.htm for information on the MDOT program.
- Consider tools that would apply to this and other identified scenic areas within the community. These could take the form of zoning provisions and/or design guidelines that address issues of setbacks, replacement of existing structures, vegetation management, preservation / enhancement of view corridors, clustering, and similar issues.

Panoramic view looking northwest to north toward Megunticook Lake from Route 52.

View south from Fernald's Neck Road.

Farmstead on Fernald's Neck Road near trailhead.



Scenic viewpoint from Balancing Rock

View of The Fang from Route 52.

Route 52 looking north

Main Street, Lincolnville Center

USGS Source: Lincolnville Quadrangle, updated 1973

Location Map Key

2000'

Land Ownership

Town

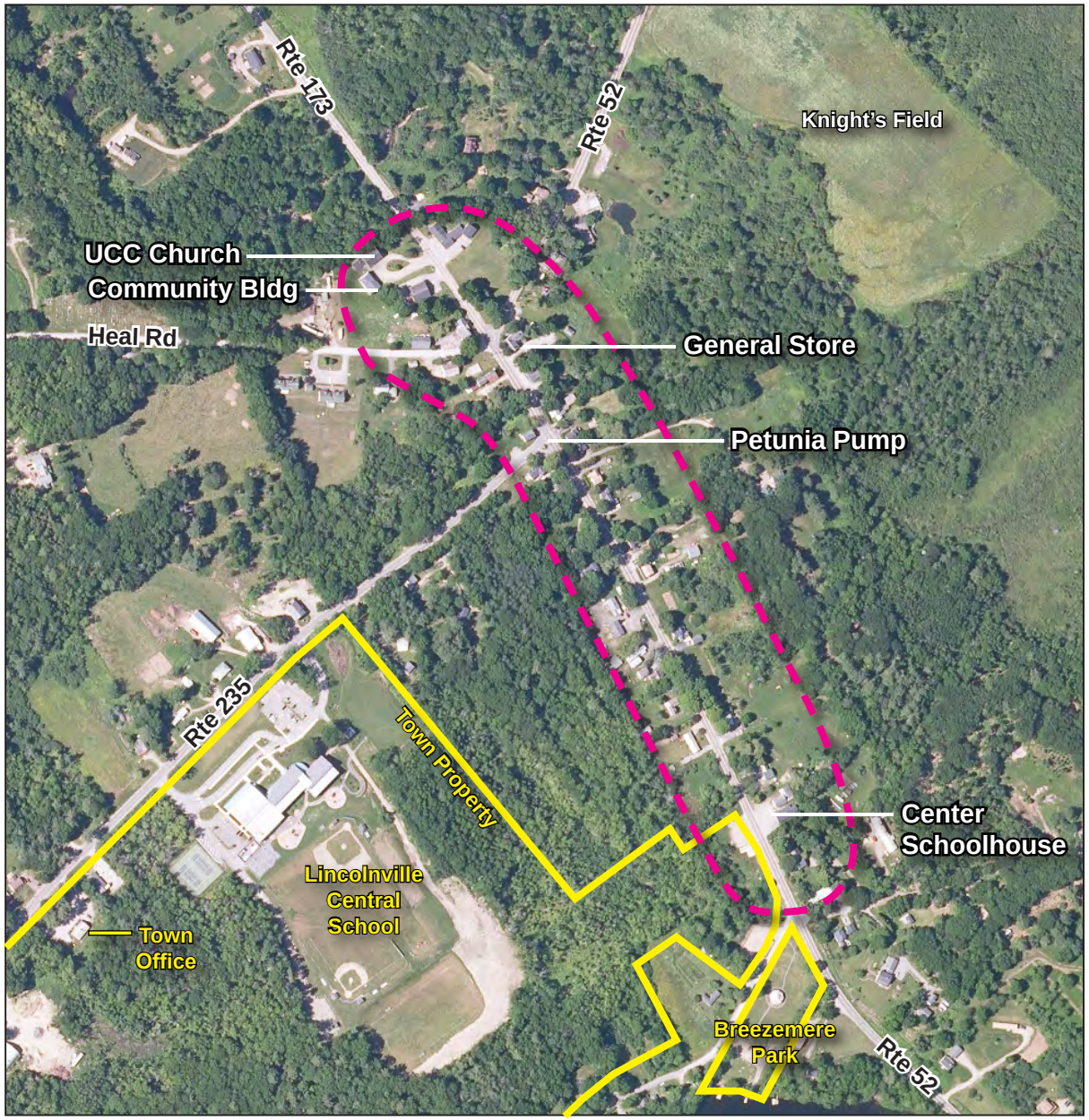
Open Land

Open Land >5 acres

Shoreline Configuration

Configured within 1/4 mile

Configured within 1/2 mile



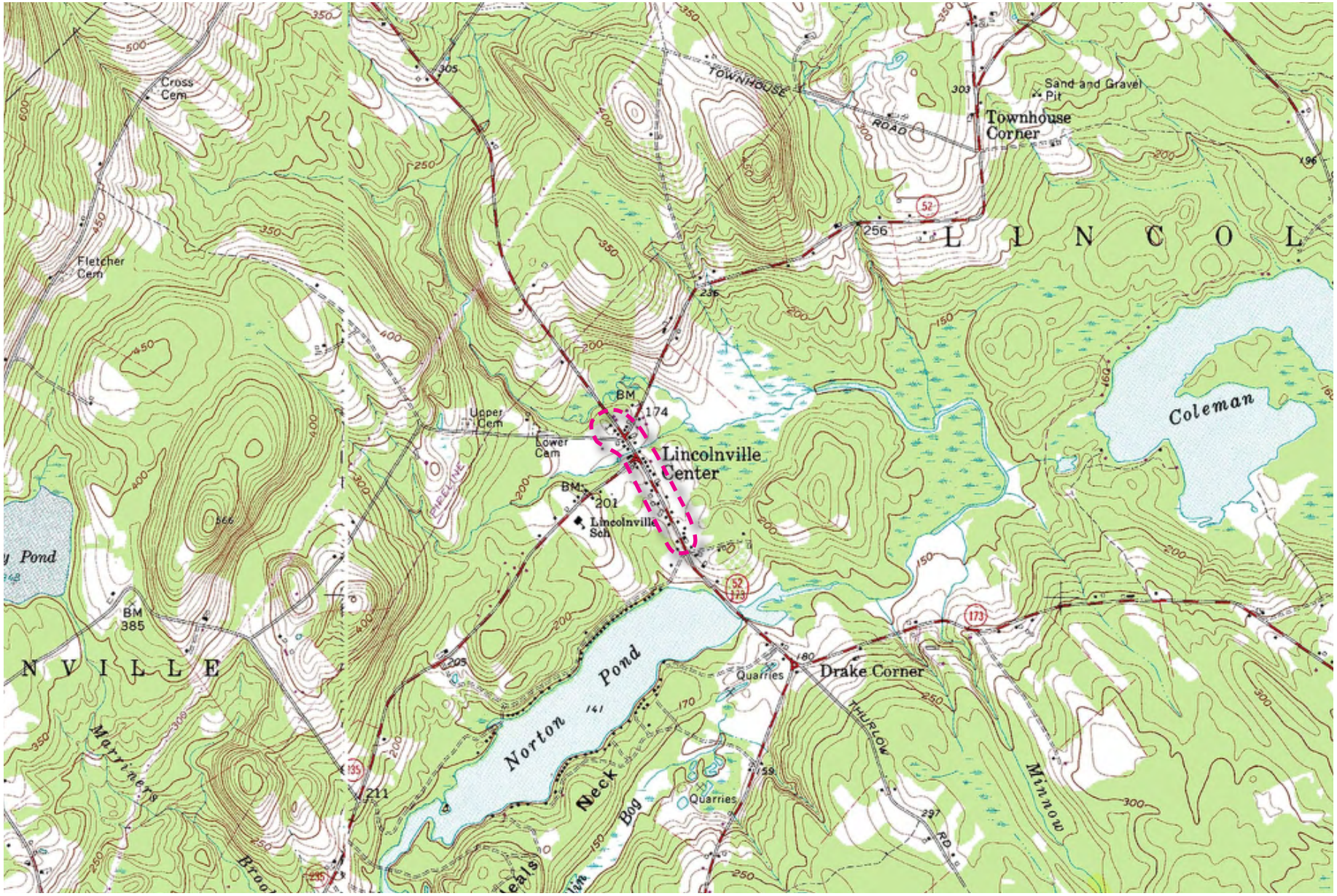
Source: National Map 2009

Scenic Area

500'

Description

According to the *2006 Comprehensive Plan*, Lincolnville has three historic village areas—Lincolnville Center, Lincolnville Beach, and Ducktrap. These are distinct places that have provided a variety of services for the community: residential, commercial, civic, and



USGS Source: Lincolnville Quadrangle, updated 1973

Context Map 2000'

religious functions. Lincolnville Center is one of the older parts of the town, and Main Street once featured a tavern, general stores, shoe shops, and other commercial establishments.

While the level of economic activity has declined, the Center remains an important and cohesive part of the community. In addition to the older homes that line the roads of this very walkable village, the Center also features a telephone and cable company, an antique shop, the United Christian Church, and a former general store. The Center has many significant open spaces, defined by both its architecture and the canopy of mature trees. The absence of infrastructure (sewer and water) has limited commercial activity in much of the town, including the Center.

Townspeople have expressed strong interest in restoring a functional town center here. It is one of the designated Growth Areas in Lincolnville. A new school was built just west of the Center in 2005. There is active discussion on how to guide growth in a way that preserves its heritage and character.

Viewing Locations

Lincolnville Center is best experienced on foot, by walking Main Street (Route 173) from the telephone company building north of town to Breezemere Park on the south, and by exploring the older side roads — Belfast Road (Route 52), Heal Road, and Hope Road (Route 235).

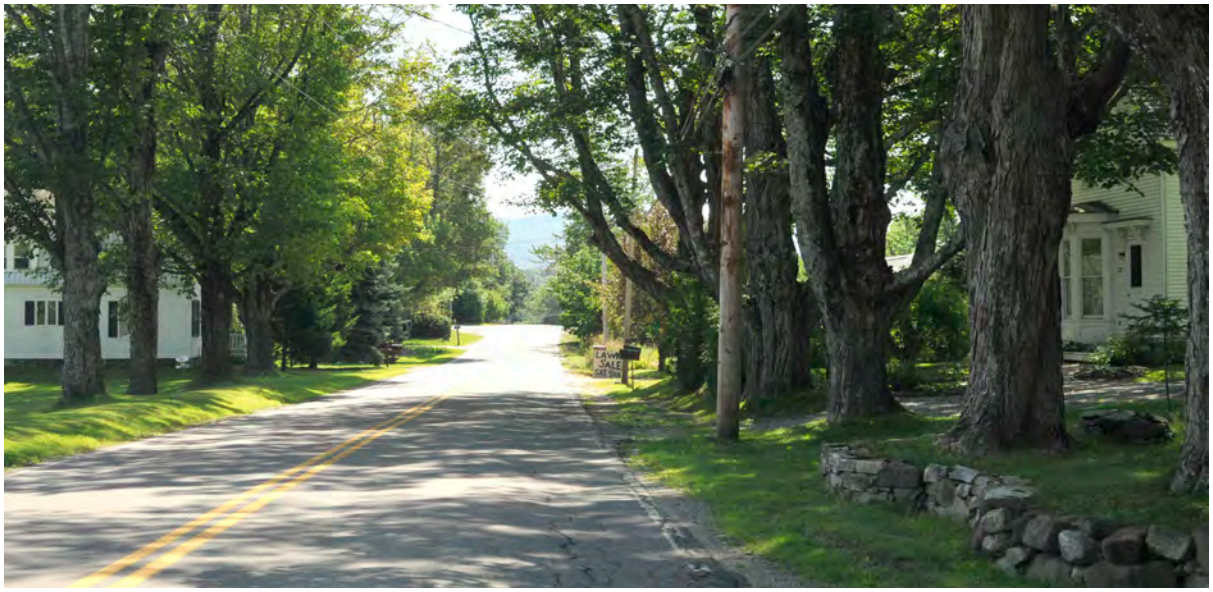
Office Assessment

The office assessment included a review of maps, Google Earth, aerial photography, and the town's *Comprehensive Plan*. The Center is a well-defined crossroads community at the intersection of six local and regional roads. The village is well defined by woodlots that form a greenbelt that surrounds it on all sides. Agricultural land (both active and abandoned) is found within an easy walking distance of the Center.
The United Christian Church (c. 1821) was originally known as the Lincolnville Center Meeting House. The Church retains most of its original features and is on the National Register of Historic Places.

Petunia Pump, one of the focal points of the Center, was originally a community water supply in the early 1900s. The gazebo covering the pump was built in the 1930s, re-built in the 1960s, and again in the 1980s. While the pump has long been discontinued as a public water supply, petunias are planted in the flower boxes at the pump each spring. The *Comprehensive Plan* considers Petunia Pump a symbol of continuity of life in Lincolnville.

Field Assessment

The Center is distinct (relative to the other scenic areas in Lincolnville) in that the views are primarily inwardly focused; there are no water views or even major distant views of the surrounding hills. The primary scenic value is found in its sense of cohesion and historic integrity. While there are several focal points (e.g., Petunia Pump, United Christian Church), the Center is a good example of a cohesive cultural landscape where almost every home, structure, stone wall, and sign contributes to the whole.



Main Street is characterized by historic architecture, a canopy of mature trees, and stonewalls.

Scoring

Lincolnville Center achieved a total score of 38 (12 from the office assessment and 26 from the field assessment). Using the values in the *Scenic Assessment Handbook*, the Center is considered a scenic area of Local Significance.

Management Recommendations

- Establish design guidelines and performance standards for new construction within or adjacent to the Center to encourage development that reinforces the established patterns, forms, and styles. The standards should include recommendations for maximum structure size, setback and buffer requirements; prohibitions on razing older structures to replace them with large new homes or businesses that are inconsistent with existing architecture.
- Adopt land use tools that recognize the unique nature of the Center. Allow homes and low-impact businesses that follow traditional development patterns.
- Work with MDOT to ensure that any alterations to the existing road networks take into account the character of the Center by using the principles of Context Sensitive Design.
- Promote creative infill development where appropriate to reinforce the scale of the community.
- Require tree inventories and vegetation management plans for new development.

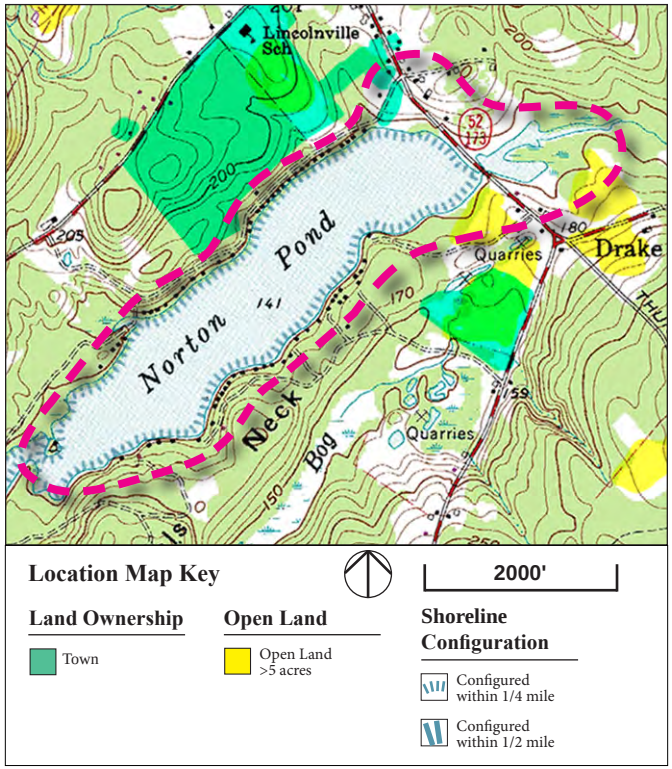
General Store

Lincolnville Historical Society signage

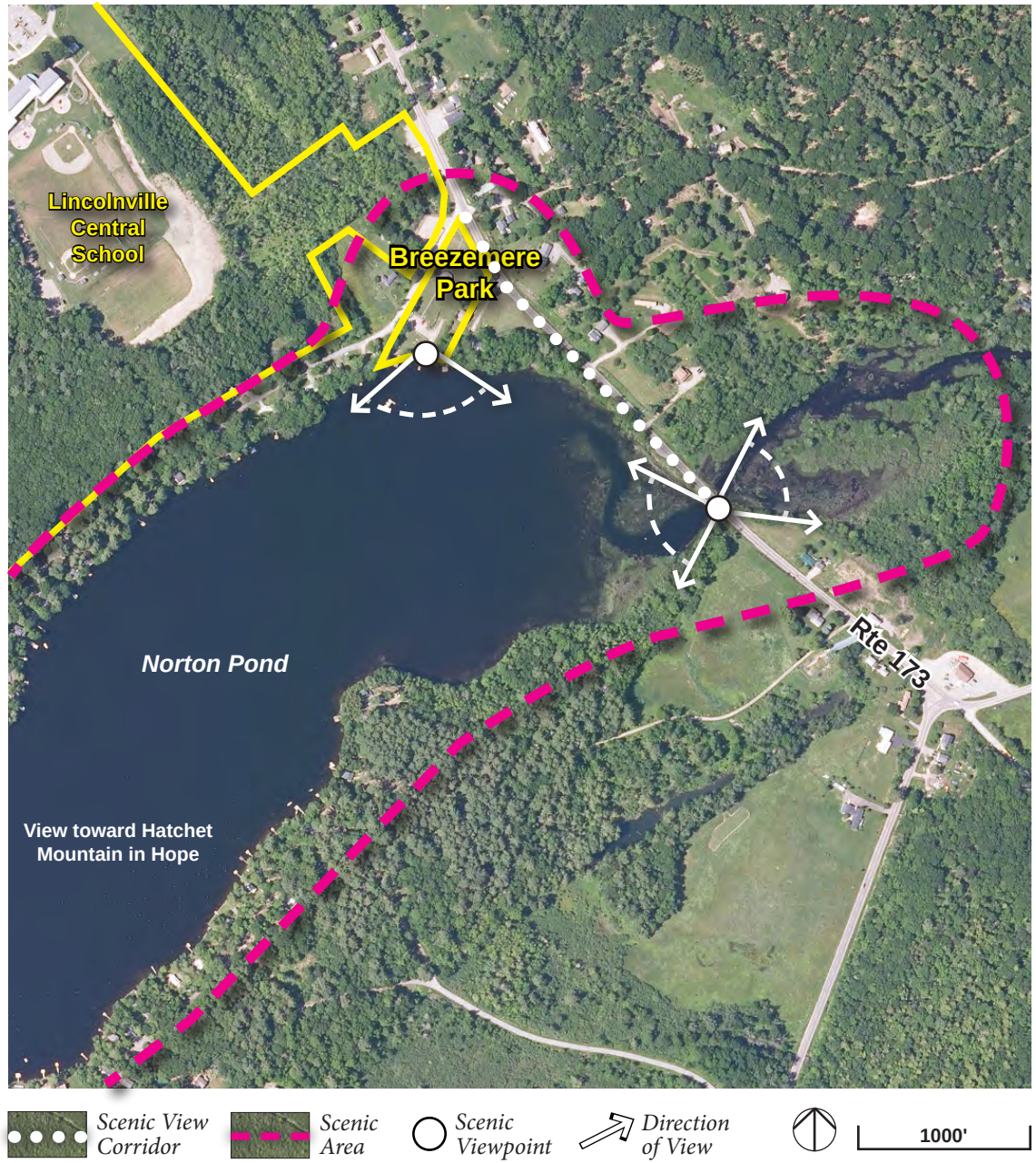
UCC Church and Community Building

Petunia Pump at the junction of Routes 52/173/235

Norton Pond



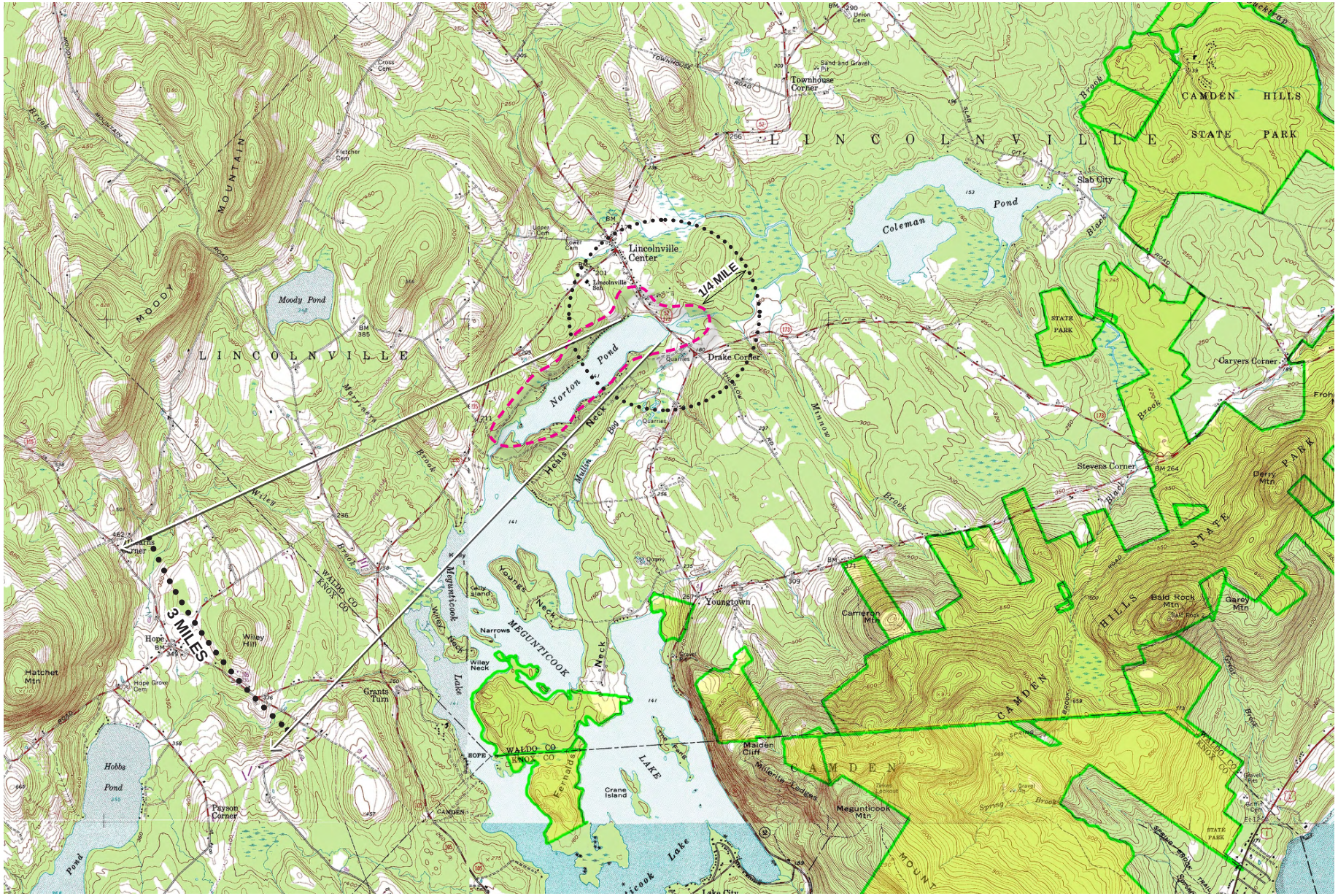
USGS Source: Lincolnville Quadrangle, updated 1973



Source: National Map 2009

Description

Norton Pond is a 133-acre highly developed lake located south of Lincolnville Center. The pond is connected to Megunticook Lake by Back Pond, also known as The Narrows. According to the *2006 Comprehensive Plan*, 98 cottages are located around the shoreline. Of these, 20 were year-round in the 2000 Census. The town expects this number to rise in the future. From most public vantage points, the lake appears to be lined with mixed softwoods and hardwoods; i.e., the cottages are not a dominant presence on the lake, at least from the two viewpoints described below.



USGS Source: Lincolnville Quadrangle, updated 1973

Context Map

4000'

Breezemere Park is a popular recreation area south of Lincolnville Center on the northeastern end of Norton Pond. The park is approximately 1.7 acres in size and features 146± feet of frontage on the pond. Facilities include parking for 15-20 cars, picnic tables, an informal boat launch / ramp, a small swimming beach, a seasonal float, and a portable toilet. The focal point of the park is a bandstand that was dedicated in 2002 as part of Lincolnville's Bicentennial Celebration. Funds for the bandstand were made possible by the generosity of townspeople, area businesses and fundraising efforts of the Lincolnville Band. Today's structure is the most recent of several bandstands that have stood here.

Viewpoints

There are two distinct public areas to view Norton Pond and the surrounding scenic area. The Route 173/52 bridge affords the motorist (and occasional angler) a view of the length of the lake looking southwest. On the opposite side of the bridge the view extends a few hundred yards into a quiet emergent backwater set against a backdrop of mature deciduous trees. The second viewing location is Breezemere Park, 1/4 mile to the northwest on Route 173. The park has multiple viewing opportunities: from the bandstand in the middle of the lawn overlooking the lake, from the picnic area near the parking lot, from the boat launch and waterfront.

The Narrows Road, at the southwestern end of the lake, affords views of both Back Pond and Megunticook Lake. However, it is private and is not considered an access point into the lake.

Office Assessment

- The surrounding landscape consists of gently rolling to steep-sided hills that lead down to Norton Pond. There are no named landforms within the immediate vicinity.
- Since most of the shoreline is privately held, the scenic area is limited to the area seen from the northeastern end, at Breezemere Park and the Route 153/73 highway bridge. While the physical limits of the scenic area are defined by the edge of the water, the view extends to the more distant mountains in Hope.
- The beach at Breezemere Park is approximately 146' in length. The park occupies an area of 1.71 acres, most of which is open, affording a view to Norton Pond.
- The shape of the pond is relatively long and narrow when viewed from Breezemere Park or from the highway bridge. The visible shoreline appears moderately configured, with several minor indentations. The far (southwestern) end of the lake seems to disappear around a sharp peninsula where it enters The Narrows.
- The shape of the lake is relatively simple (i.e., not highly configured), with the north and south shores roughly parallel to each other.
- The water view has a closed horizon, formed primarily by the low hills and small mountains in the background viewing distance.
- *Maine's Finest Lakes*, the results of the 1989 Maine Lakes Study, did not recognize the scenic resources of Norton Pond as significant or outstanding.

Panoramic view looking southeast to southwest toward Norton Pond from Breezemere Park.

Field Assessment

Breezemere Park, with its bandstand and open lawn sloping to the water, is a fitting focal point, featuring a well-used public activity area/boat launch/picnic ground. Mature trees frame views of the water while providing shade for park users.

An established cottage community rings the pond but does not overpower it. While many of the cottages are relatively close to the water, the owners have preserved a significant amount of riparian vegetation that minimizes their visibility. Most of the cottages appear modest and well kept; there does not appear to be many that have been torn down to make way for contemporary, overscaled residences. The access roads that parallel the shoreline are private and very narrow.

The opposite shoreline is close enough to make out details in the landscape, such as the branching patterns on trees and the style of visible cottages. At the southwestern end, a curve in the pond limits the view and creates a sense of mystery. Low pond vegetation near the bridge on both sides of road offers striking contrasts in color and texture.

Low hills beyond the pond create a layered, more complex landscape. Hatchet Mountain (elevation 1083, distance from park 4.5 miles) is a significant focal point from the Route 173/52 bridge and much of the pond. The horizon, as seen from both viewpoints, is enclosed by the more distant wooded hills.

Scoring

Norton Pond / Breezemere Park achieved a total score of 61 (42 from the office assessment and 19 from the field assessment). Using the values in the *Scenic Assessment Handbook*, Norton Pond/ Breezemere Park is considered a scenic area of Regional Significance.

Management Recommendation

- Construct permanent toilet facilities at the park, designed and/or screened to minimize their visual intrusion.
- Expand the available parking, including existing town sites and those with potential for being acquired by the town.
- Maintain public access to the park in a manner consistent with the size and scope of Norton Pond while preserving and maintaining a small park atmosphere.
- Explore the potential for public land acquisition that will allow for future expansion of the park.

Filtered view looking south toward Norton Pond from Breezemere Park.

Breezemere Park

View looking northwest from the Route 173 bridge.

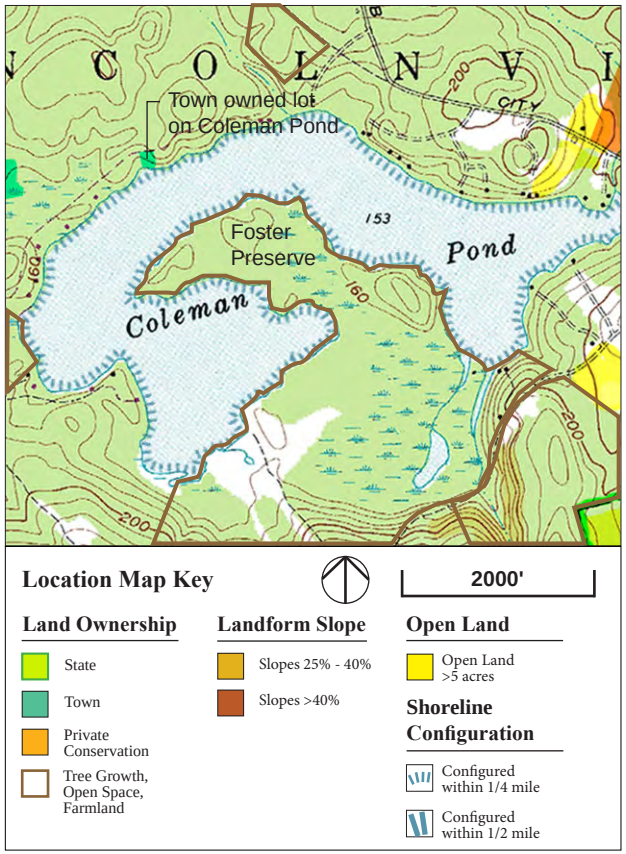
Dock on Norton Pond at Breezemere Park

Panoramic view looking southwest to west toward Norton Pond from the Route 173 bridge. Hatchet Mountain in Hope is visible at a distance of 4.25 miles in the background.

Norton Pond shoreline near Breezemere Park.

View looking northeast toward wetlands from the Route 173 bridge.

Coleman Pond

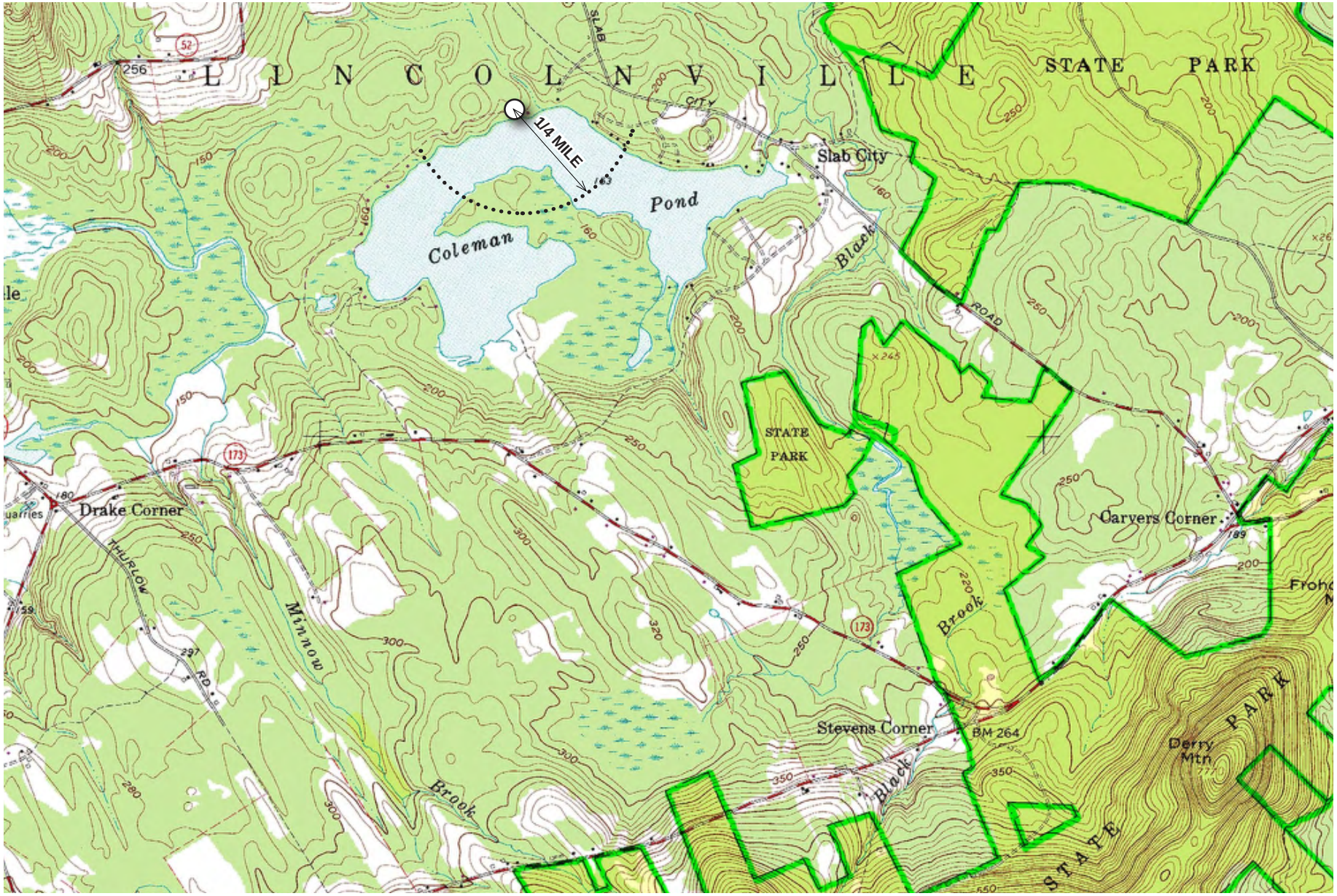


USGS Source: Lincolnville Quadrangle, updated 1973

Source: National Map 2009

Description

The Town owns a very small parcel of land on the north shore of Coleman Pond. There is currently no formal access over the land or parking for visitors. The 180º views from the property at the waterfront are primarily to the undeveloped shoreline of the Foster Preserve.



USGS Source: Lincolnville Quadrangle, updated 1973

Context Map

2000'

Panoramic view looking southeast to southwest toward Coleman Pond from a Town owned lot of land.

Viewpoint

There is currently no formal public access to Coleman Pond. This lot is the only publicly accessible viewpoint to the waterbody.

Office Assessment

The office assessment noted the following characteristics of this parcel:

- Coleman Pond is a narrow, horseshoe-shaped waterbody with a surface area of 223 acres. The pond has a highly configured shoreline, due in part to a large peninsula that divides the lake into several parts.
- The Comprehensive Plan notes that there are 90 landowners, of which one-third are year-round residents.
- The landscape surrounding the pond consists of gently rolling wooded hills and extensive areas of relatively flat woodland and bogs.
- The pond is very shallow (14' mean depth) with a very slow flushing rate, making it highly susceptible to algae growth. The Coleman Pond Association is very concerned about the possible introduction of invasive species that would have a significant impact on the health and appearance of the pond.
- There are currently no points of public access on Coleman Pond, according to the Comprehensive Plan. This property may provide the town with a possible access in the future.
- *Maine's Finest Lakes*, the results of the 1989 Maine Lakes Study, did not recognize the scenic resources of Coleman Pond as significant or outstanding.

Field Assessment

Views to the lake from the property include the wooded shoreline of the Foster Preserve on the opposite shoreline (a distance of 0.14 miles); the tip of Mt. Megunticook; modern cottages lining the shore; and several docks at the edge of the water. From this vantage point the pond has a closed shoreline with little vertical interest.

Access to the property is over Richards Road, a very rough camp road that is not designed to accommodate large numbers of vehicles. The private home on the east side of the property appears to be built very close to the side setback line it shares with the town lot.

The lot is wooded with a mixture of deciduous and evergreen species of varying ages, and gently to sharply sloping to the water. While there is some potential for a future water access point, the land is highly constrained by topography and abutting land uses, with little opportunity for parking or other facilities. From the inside of the lot there are few cottages visible, other than the adjacent home.

Scoring

Coleman Pond achieved a total score of 33 (18 from the office assessment and 15 from the field assessment). Using the values in the *Scenic Assessment Handbook*, Coleman Pond is considered a scenic area of Local Significance.

Management Recommendations

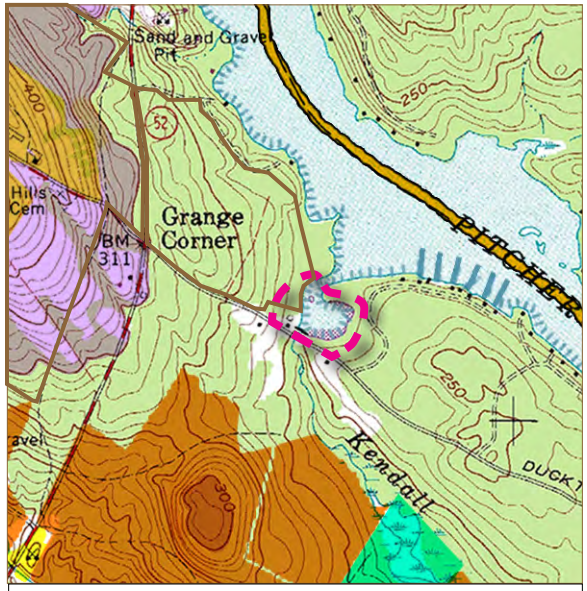
- Consider a very low impact access to the lake over this parcel as a long-range goal for the community.
- Work with the Coleman Pond Association to evaluate issues related to invasive species, water quality, parking, privacy, and impact on local flora and fauna that would be raised.
- Any future development would have to consider the potential impact on abutting land uses (single family homes) when siting any improvements (trails, parking).

Mixed vegetation is the predominant land cover on the property.

Richards Road, a narrow gravel road, provides access to the town owned lot.

Typical view from the interior of the property looking toward Coleman Pond.

Pitcher Pond



USGS Source: Lincolnville Quadrangle, updated 1973

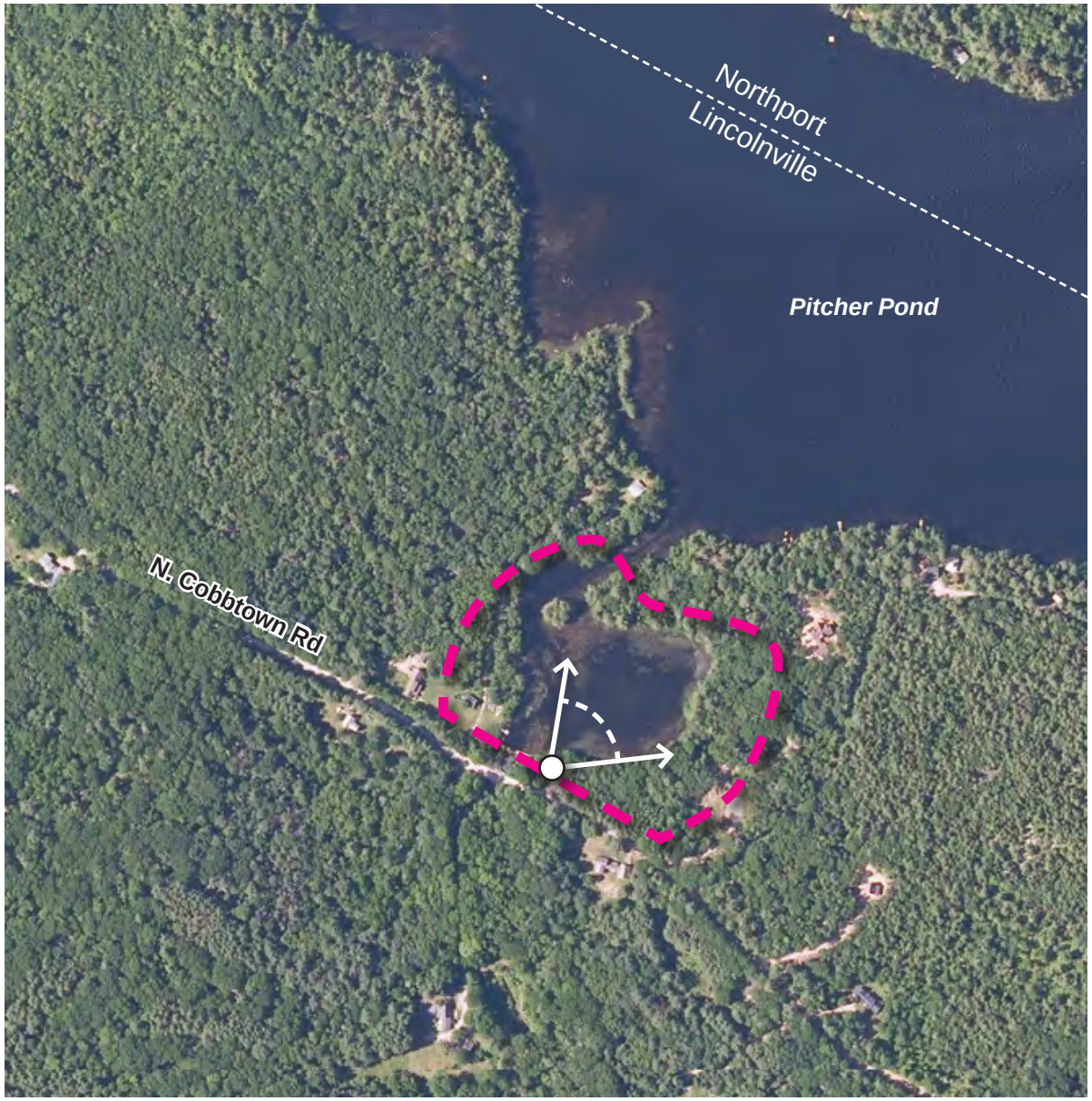
Location Map Key

2000'

Land Ownership	Land Elevation	Open Land
Town	300' - 450'	Open Land >5 acres
Private Conservation	450' - 600'	
Tree Growth, Open Space, Farmland	>600'	

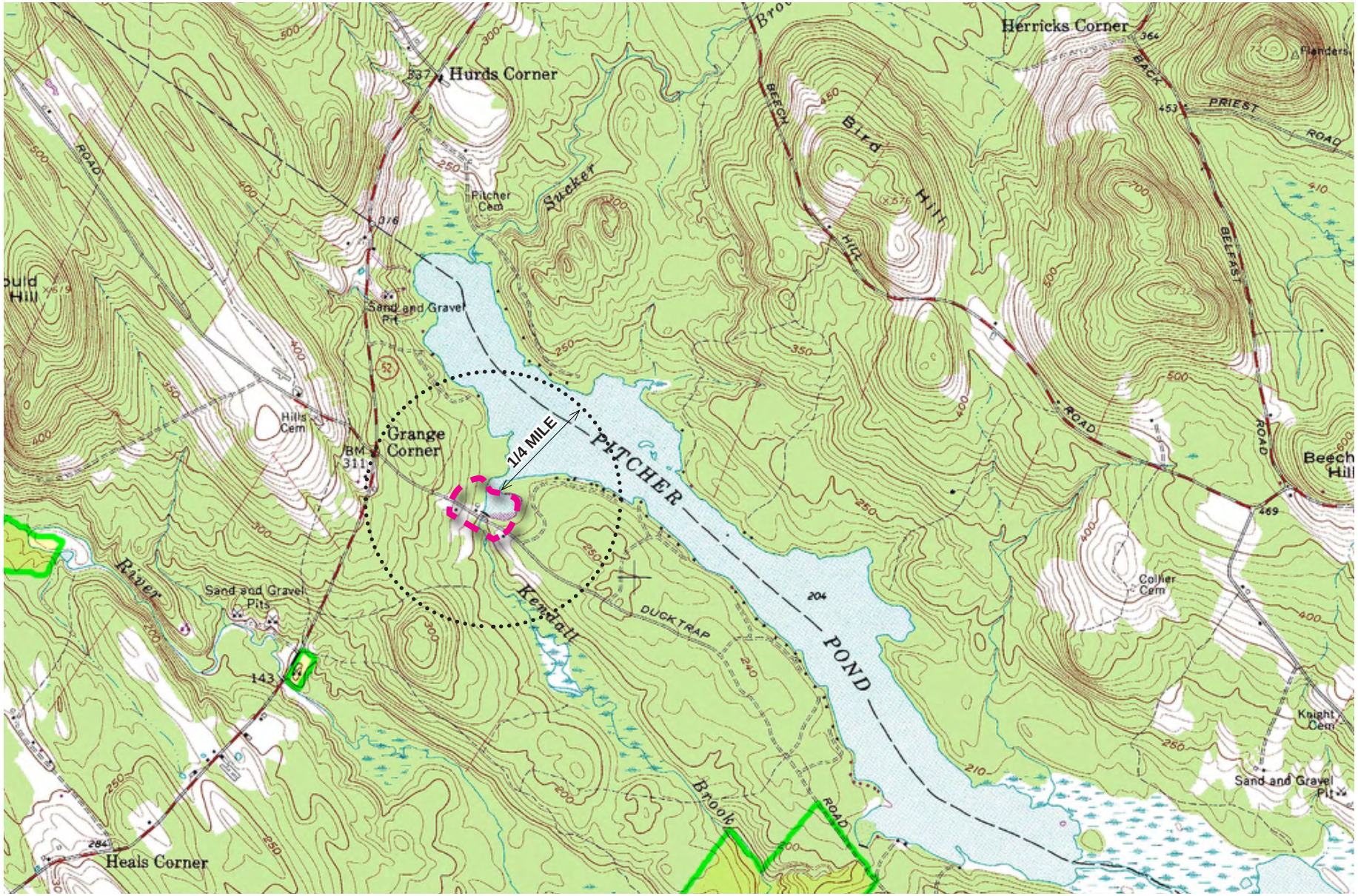
Description

Pitcher Pond is a long, narrow water body that is divided longitudinally by the Northport town line. The Pitcher Pond Improvement Association maintains this site on the north side of North Cobbtown Road, providing the only point of public access to the pond. A fish ladder at this site provides a connection over the dam to Kendall Brook.



Source: National Map 2009

Scenic Area *Scenic Viewpoint* *Direction of View* 500'



USGS Source: Lincolnville Quadrangle, updated 1973

Context Map 2000'

Viewpoint

The viewpoint is associated with the boat access point for Pitcher Pond. The parking lot is on the north side of North Cobbtown Road, approximately 1/3 of a mile east of Belfast Road (Route 52) near the site of a former fish hatchery. A kiosk provides information on the pond and the activities of the Improvement Association.

Office Assessment

- Pitcher Pond is a narrow, linear waterbody with a surface area of 361 acres. The pond is serpentine in shape with several pronounced indendations. However, since the shoreline is privately owned, the scenic area is limited to the access point off North Cobbtown Road.
- The only point of public access is off a small cove (known locally as the Millpond) that is connected to Pitcher Pond by a serpentine channel. The pond, measures approximately 650' by 450'.
- The surrounding landscape consists of gently rolling wooded hills with a large bog at the southeastern end.
- *Maine's Finest Lakes*, the results of the 1989 Maine Lakes Study, did not recognize the scenic resources of Pitcher Pond as either significant or outstanding.

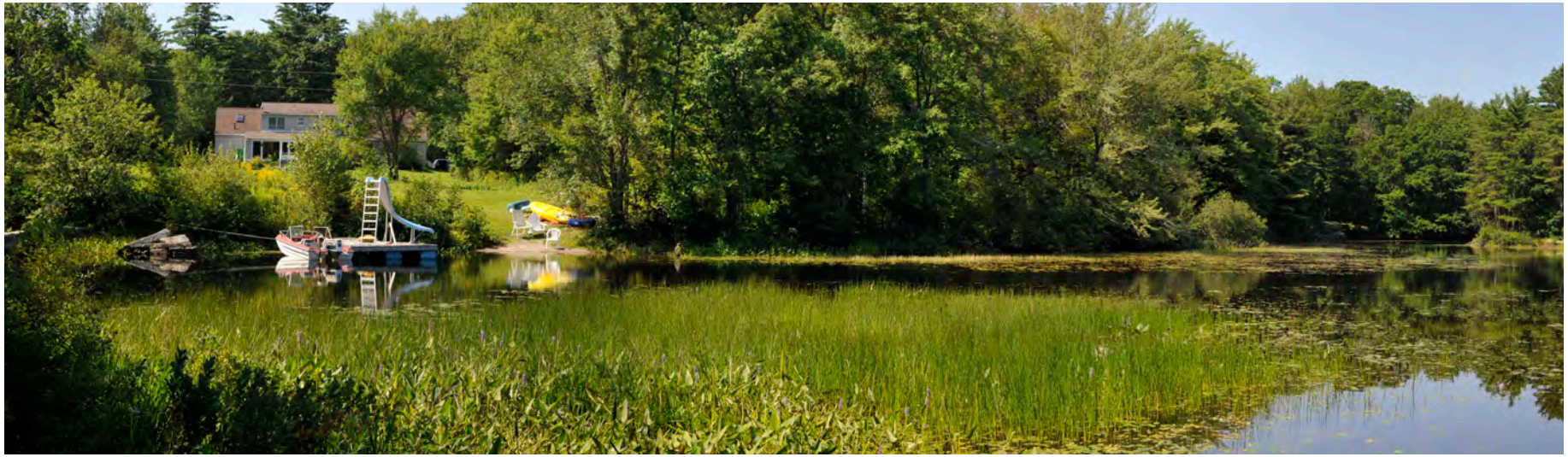
Field Assessment

The scenic area is limited to a relatively small pond that is part of the Pitcher Pond. Shoreline vegetation at the edge of the Millpond provides variety in interest with contrasts in color, form, and texture. The pond has a closed horizon with little vertical interest.

A highly visible private home at the southwestern corner of the pond has a dock, waterslide, and other features within the foreground of the access point, as noted in the photographs. The boat put-in area is relatively informal, with minimal site improvements other than the gate, informational kiosk, parking area, and boat ramp.

Scoring

Pitcher Pond achieved a total score of 32 (18 from the office assessment and 14 from the field assessment). Using the values in the *Scenic Assessment Handbook*, Pitcher Pond is considered a scenic area of Local Significance.



Panoramic view looking northwest to north toward Pitcher Pond from a boat put-in off North Cobbtown Road.

Management Recommendations

- Work with the Pitcher Pond Improvement Association to maintain the property in its present condition.
- Secure conservation easements on the land adjacent to the pond to prevent any additional construction within the immediate viewshed of the pond and boat put-in.

Dam and fish ladder

Information kiosk and parking area at the boat put-in.

Continued panoramic view looking north to northeast toward Pitcher Pond.

Koski Farmstead

USGS Source: Lincolnville Quadrangle, updated 1973

Location Map Key

2000'

Land Ownership

- Private Conservation
- Tree Growth, Open Space, Farmland

Land Elevation

- 300' - 450'
- 450' - 600'
- >600'

Open Land

- Open Land >5 acres

Shoreline Configuration

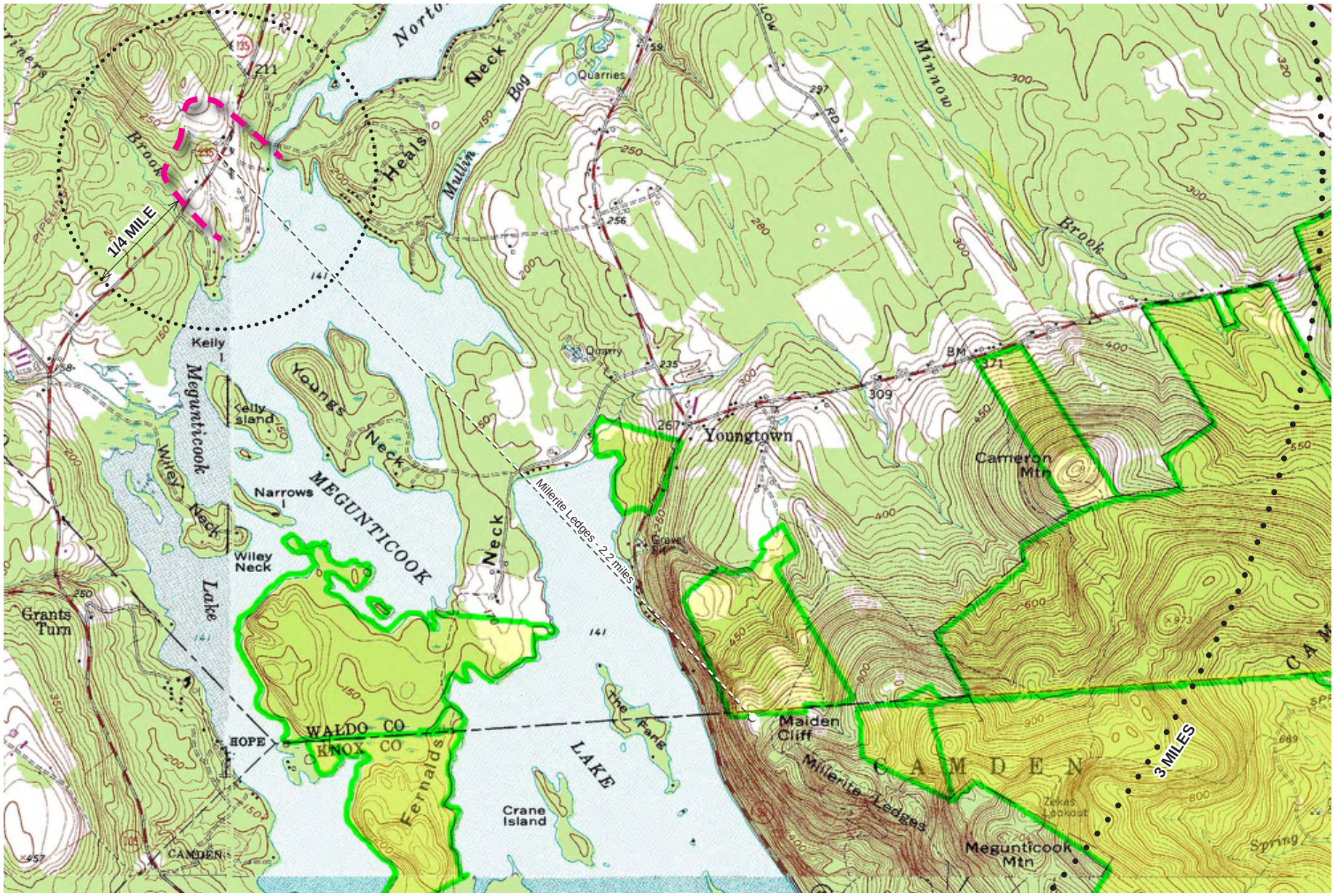
- Configured within 1/4 mile
- Configured within 1/2 mile

Description

The Koski Farmstead scenic area offers a short but distinctive view of Megunticook Lake and Megunticook Mountain from a vantage point on Hope Road (Route 235) between the Narrows Road and Dickens Road. The view is over an open field with two homes at the base of the hill near the lake.

Source: National Map 2009

Scenic View Corridor — *Scenic Area* — *Scenic Viewpoint* — *Direction of View* — 1000'



USGS Source: Lincolnville Quadrangle, updated 1973

Context Map

2000'

Viewpoint

The only viewpoint is from Route 235 (Hope Road); the land on either side is privately held.

Office Assessment

- The open field is one of the few places along Megunticook Lake where there are views from public roads to the waterbody. This field is unusual in that it widens from 320'± at the road to over 600' at the base of the hill adjacent to the water.
- The surrounding landscape consists of gently rolling to steep-sided hills that lead down to Megunticook Lake.
- The viewpoint on Hope Road is approximately 60 feet above the lake elevation.
- The focal point of the view is Megunticook Mountain and Maiden Cliff, 2.5 miles± to the southeast. These landforms are characterized by their steep topographic features on their southwestern face and a land mass that rises 775'± above the surface of the lake.
- Megunticook Lake is a highly configured waterbody, with several large peninsulas and islands that add complexity to the shoreline.
- Since most of the shoreline is privately held, this is one of the few viewing opportunities that the public has to experience the western part of the lake in Lincolnville.

Field Assessment

The view may surprise the unaware motorist by the suddenness of its appearance and the contrast with the dense woods that are typically found along Hope Road. Land use in the immediate vicinity includes the farmstead, with a restored cape, barn, and various outbuildings on the west side of the road, and two contemporary homes on the east side of the road at the base of the hill. One home was recently relocated to a position at the north end of the field, where it is quite visible from the road.

A line of mature trees forms a dense buffer between Hope Road and the lake. A 150'± break in the trees (adjacent to one of the homes) allows a filtered view to the water. Mature trees line the edge of the field and lead the eye down to this break, which occurs just below the top of Megunticook Mountain. Ancient sugar maples line Hope Road, furthering the sense of timelessness in the immediate landscape and framing the view down to the lake.

Filtered view of Megunticook Lake from Hope Road, with Maiden Cliff and Megunticook Mountain in the midground.

As seen in the photographs, the visible landscape takes on very different visual characteristics, depending upon the time of day, the season of the year, lighting conditions, and other temporal factors.

The focal point of the view is the summit of Megunticook Mountain. From this vantage point it appears as a series of distinct ridges over Megunticook Lake, with several additional peaks visible behind it. Atmospheric perspective (the effect of haze and distance) adds great depth to the scene.

Scoring

The Koski Farmstead overlook achieved a total score of 60 (37 from the office assessment and 23 from the field assessment). Using the values in the *Scenic Assessment Handbook*, the Koski Farmstead overlook is considered a scenic area of Regional Significance.

Management Recommendations

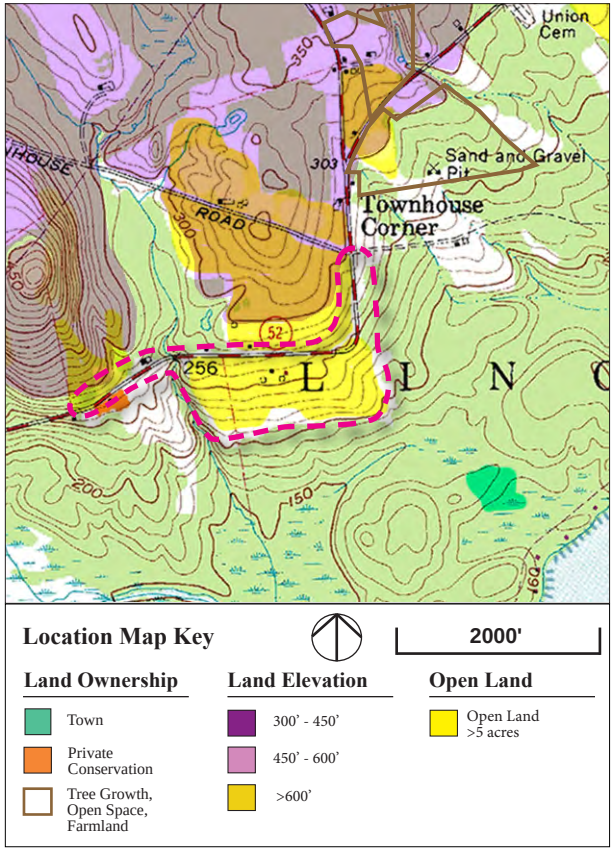
- Maintain and prune trees along Hope Road.
- Any improvements to the road should involve input from a professional arborist to review the health of the trees and advise on potential impacts to their root systems.
- Work with property owners to plant trees on the uphill side of the recently relocated home to block the glare from the roofline.
- Consider a conservation easement on the upper portion of the field to assure that it will not be developed and will be maintained as open land in perpetuity.
- Relocate the utility pole on the east side of the road out of the view.

Farmstead on the west side of Hope Road.

Utility pole that was placed without regard to impact on view.

View of Megunticook Lake and the Millerite Ledges. Light green roof of new home presents a noticable color contrast with the surrounding trees. Compare to roof of older home at right in photograph.

McKinney Farm/Tranquility Grange

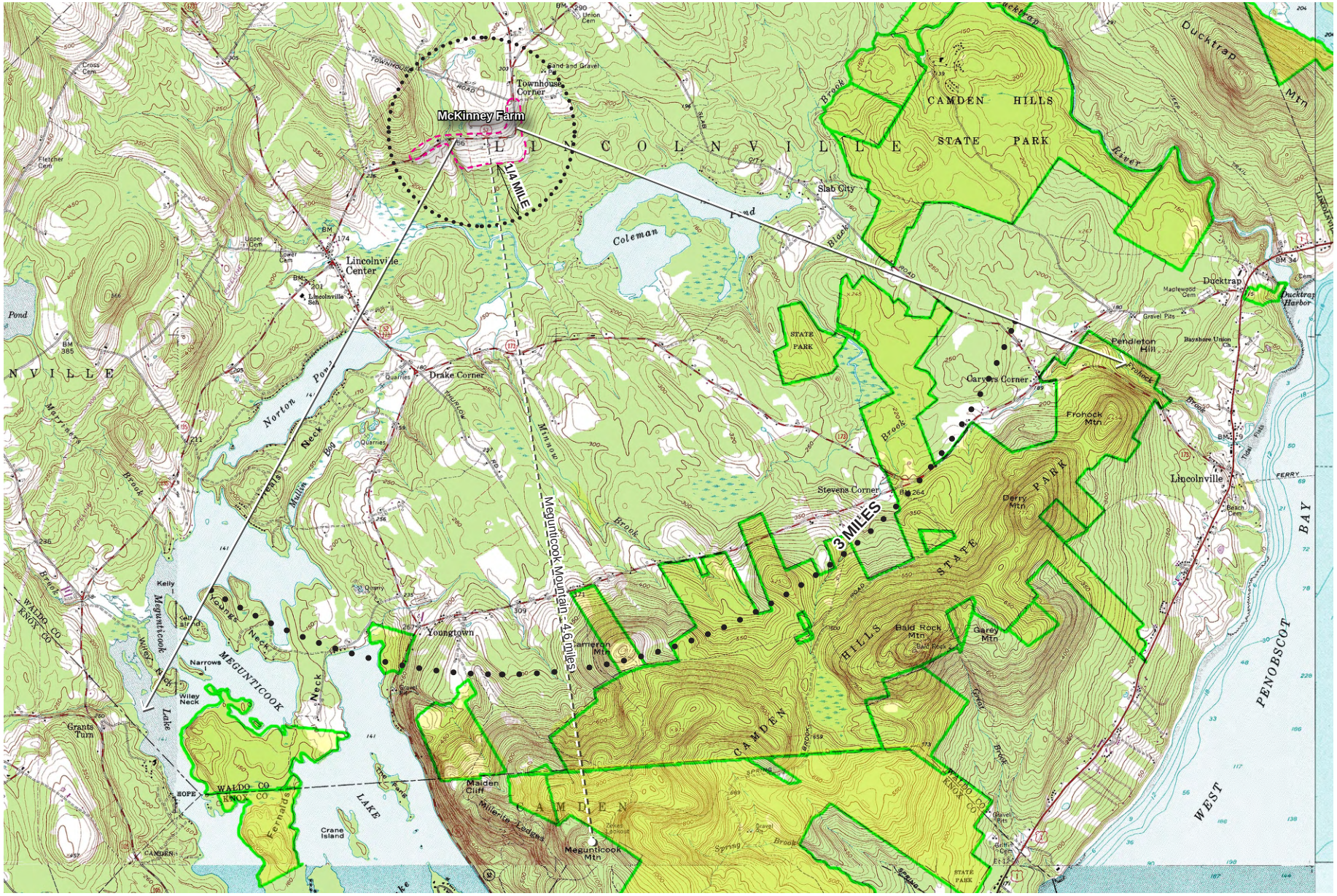


USGS Source: Lincolnville Quadrangle, updated 1973

Source: National Map 2009

Description

This rural landscape bordering the Belfast Road (Route 52) on the east side of Lincolnville Center is a remnant of the town's agrarian past. The scenic area offers expansive southerly and easterly views to the rolling profile of the Camden Hills and the more distant Megunticook Mountain.



USGS Source: Lincolnville Quadrangle, updated 1973

Context Map

4000'

Viewpoints

The landscape is best experienced by driving/walking/biking along the Belfast Road, stopping at the Tranquility Grange.

Office Assessment

- The landscape consists of a series of gently sloping open fields that fall away from the Belfast Road. The field surrounding the McKinney Farm (approximately 20 acres) is one of the largest undeveloped open spaces in Lincolnville.
- The broad panoramic views extend three miles to the Camden Hills (elevation 1385' to 454').
- Tranquility Grange (on the National Register of Historic Places) marks the outer limits of the scenic area. The Grange hall was built in 1907 (for a second time after the first was destroyed by fire the same year).
- The scenic significance is due to the combination of expansive open fields, framed by distinct wooded edges, with the dramatic line of the Camden Hills as a backdrop.

Field Assessment

McKinney Farm is a relatively humble set of buildings surrounded by expansive fields, backed by views of Camden Hills State Park. The buildings are set back from the road 150 to 225 feet, well below the serpentine profile of the distant hills.

Tranquility Grange is set very close to the road and acts as a gateway between open fields to the east and the more wooded landscape of Lincolnville Center.

The surrounding landscape is a patchwork of open fields, recent residential additions, and remnant farmland and woodland. The "For Sale" sign on the farm (September 2011) highlighted the transitional nature of land use in this part of the community.

Roadside vegetation is largely absent on the east side of Tranquility Grange. Utility lines parallel the road but are not a highly distractive element.

Tranquility Grange

Scoring

The McKinney Farm/Tranquility Grange scenic area achieved a total score of 32 (18 from the office assessment and 14 from the field assessment). Using the values in the *Scenic Assessment Handbook*, the McKinney Farm/Tranquility Grange is considered a scenic area of Local Significance.

Management Recommendations

- Consider options to preserve the open fields surrounding the McKinney farm and the remnant buildings (e.g., purchase, conservation easement, third party limited development, transfer of development rights, etc.).
- Any future land use proposals should recognize the value of the open field and concentrate development in the woods south of the existing home, leaving an adequate buffer to preserve the view.
- Investigate options to preserve both the setting and structural integrity of the Tranquility Grange.

View looking east on Route 52 near McKinney Farm.

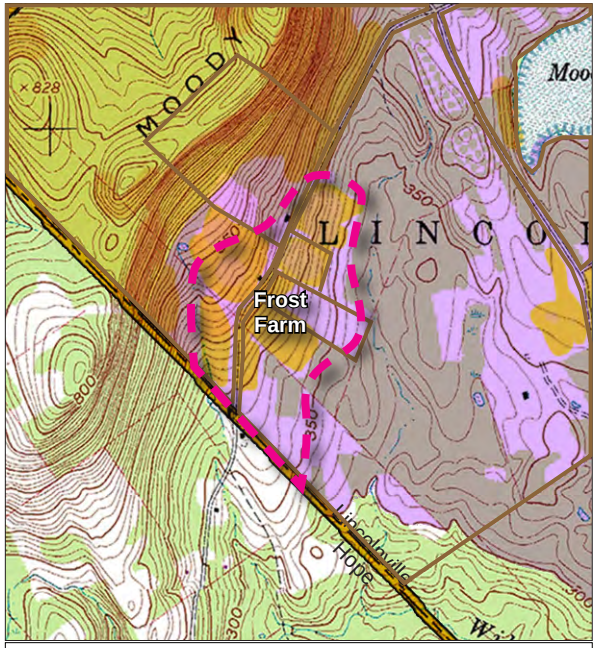
Panoramic view looking southeast to south toward the Camden Hills from the McKinney Farm on Route 52.

Continued panoramic view looking south to southwest toward the sharp profile of Megunticook Mountain.

Panoramic view looking south to southwest toward the McKinney Farm from Route 52.

Northwest Hills

Frost and McKee Farms



USGS Source: Lincolnville Quadrangle, updated 1973

Location Map Key

2000'

Land Ownership

- Tree Growth, Open Space, Farmland

Land Elevation

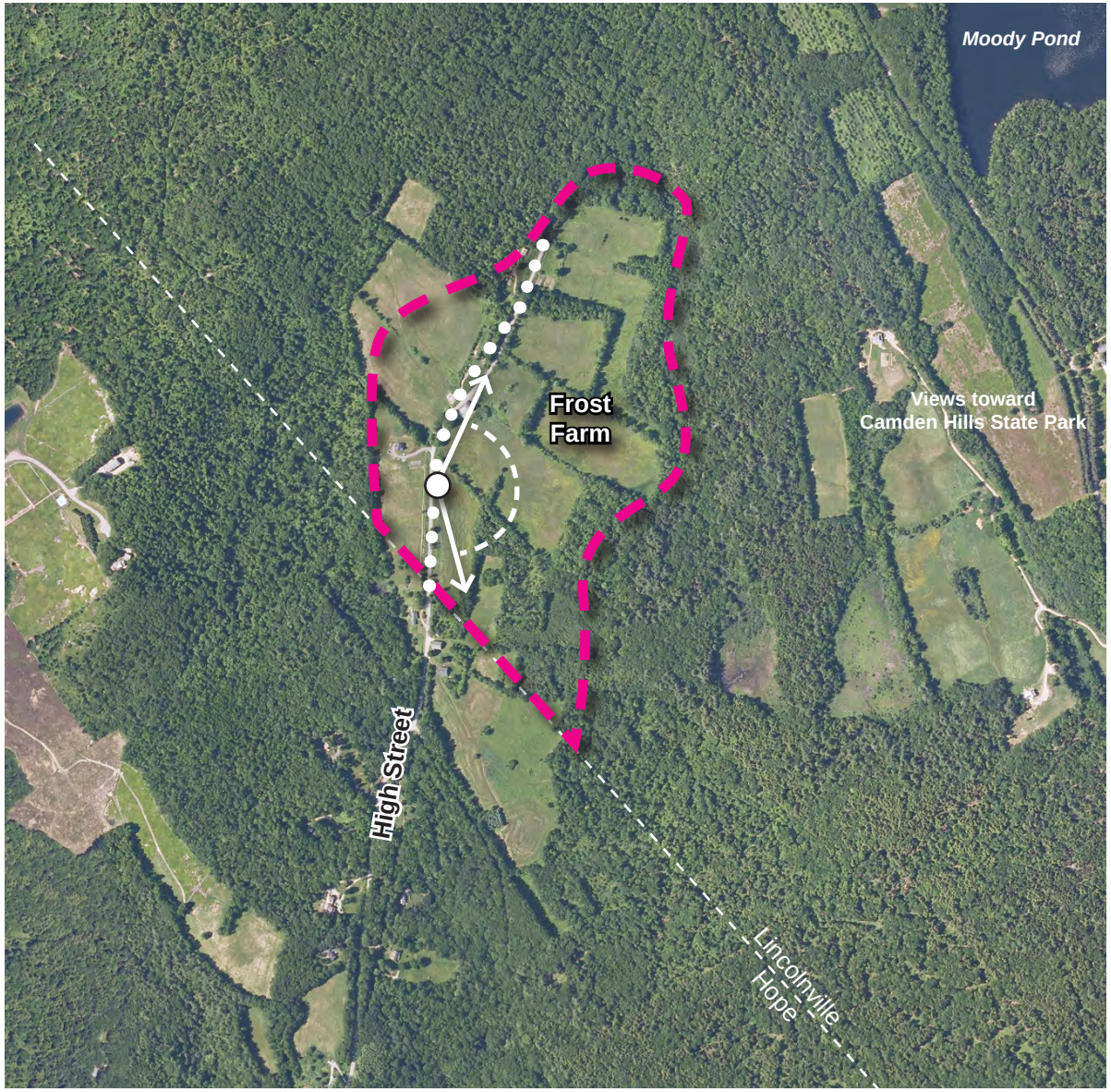
- 300' - 450'
- 450' - 600'
- >600'

Open Land

- Open Land >5 acres above elev. 450'

Shoreline Configuration

- Configured within 1/4 mile
- Configured within 1/2 mile

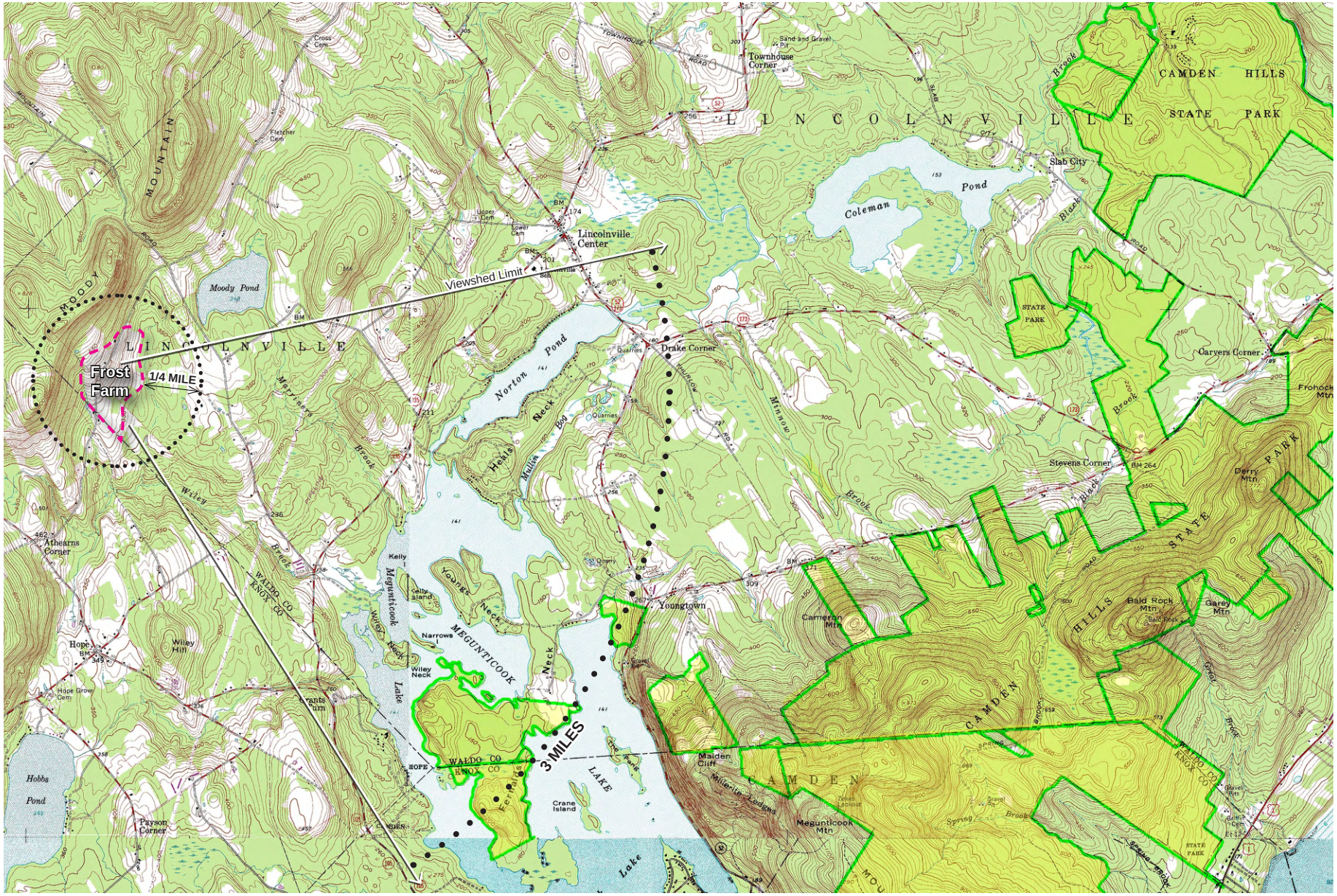


Source: National Map 2009

Scenic Area *Scenic Viewpoint* *Direction of View* 1000'

Description

This scenic area is a patchwork of small fields, old farmsteads, and well-defined hedgerows on the Lincolnville / Hope border, oriented to the Camden Hills.



USGS Source: Lincolnville Quadrangle, updated 1973

Context Map

4000'

Viewing Locations

Since the land is all privately held, the only views are from High Street.

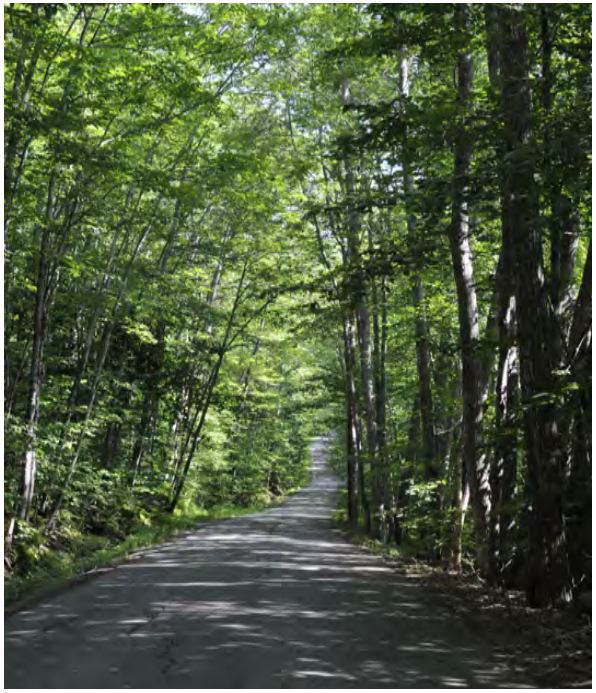
Office Assessment

- This is a rolling to steep hillside landscape that drops 100' to 150'± from High Street to the lower fields on the south side of the road.
- High Street runs along the flank of Moody Mountain, a series of steep-sided east-west ridgelines that define the northwestern corner of Lincolnville. Dense roadside vegetation limits views of the mountain, with the exception of the fields above the Frost farm.
- The scenic area comprises several adjacent properties with open pastureland and hayfield south of the road. The individual fields range from 2 to 6 acres and are separated by wooded hedgerows. The outer edges of the fields are defined by mixed woodland.
- The scenic significance is derived from the combination of interconnected open fields and the undulating line of the Camden Hills in the background.

Field Assessment

The Frost Farm is an old homestead marked by a classic barn set very close to High Street, a cape-style home and outbuildings below Moody Mountain on the north side of the road, hayfields and woodlands below the road. Hedgerows define the edges of the fields and create a filtered view to the distant hills. Much of the land does not appear to be actively farmed (August 2011) and has started to revert to successional growth. Several of the fields are punctuated by dead or dying trees, some with sculptural forms that add visual interest to the foreground.
High Street is a narrow country road with no shoulders. Dense vegetation on either side of the road creates a canopy effect that heightens the contrast of the open fields at the scenic area.

The viewpoints along High Street give a sense of the greater landscape, with 180º views of Maiden Cliff, Ragged Mountain, and undulating ridgeline of the Camden Hills. The views look over fields and woodlands that have remain largely unchanged over the past hundred years.



High Street

Scoring

The Frost and McKee Farms achieved a total score of 50 (19 from the office assessment and 31 from the field assessment). Using the values in the *Scenic Assessment Handbook*, and considering the character of the access road, the Frost and McKee Farms area is considered to be of Local Significance.

Barn at Frost farmstead on High Street

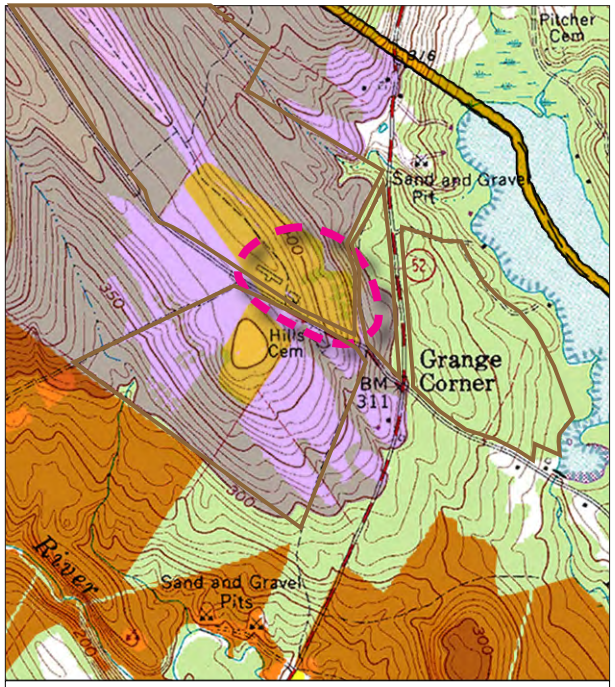
Management Recommendations

- Consider options to preserve the open fields and barn on the south side of High Street (e.g., purchase, conservation easement, third party limited development, transfer of development rights, etc.).
- Any future land use proposals should recognize the value of the open field and concentrate development out of the viewshed from the road.
- Any improvements to High Street should take into consideration the trees immediately adjacent to the road and the canopy effect that they create.

Panoramic view looking northeast to east toward the Camden Hills from Frost and McKee Farms on High Street.

Continued panoramic view looking east to southeast.

Ararat Farm



USGS Source: Lincolnville Quadrangle, updated 1973

Location Map Key

2000'

Land Ownership

- Private Conservation
- Tree Growth, Open Space, Farmland

Land Elevation

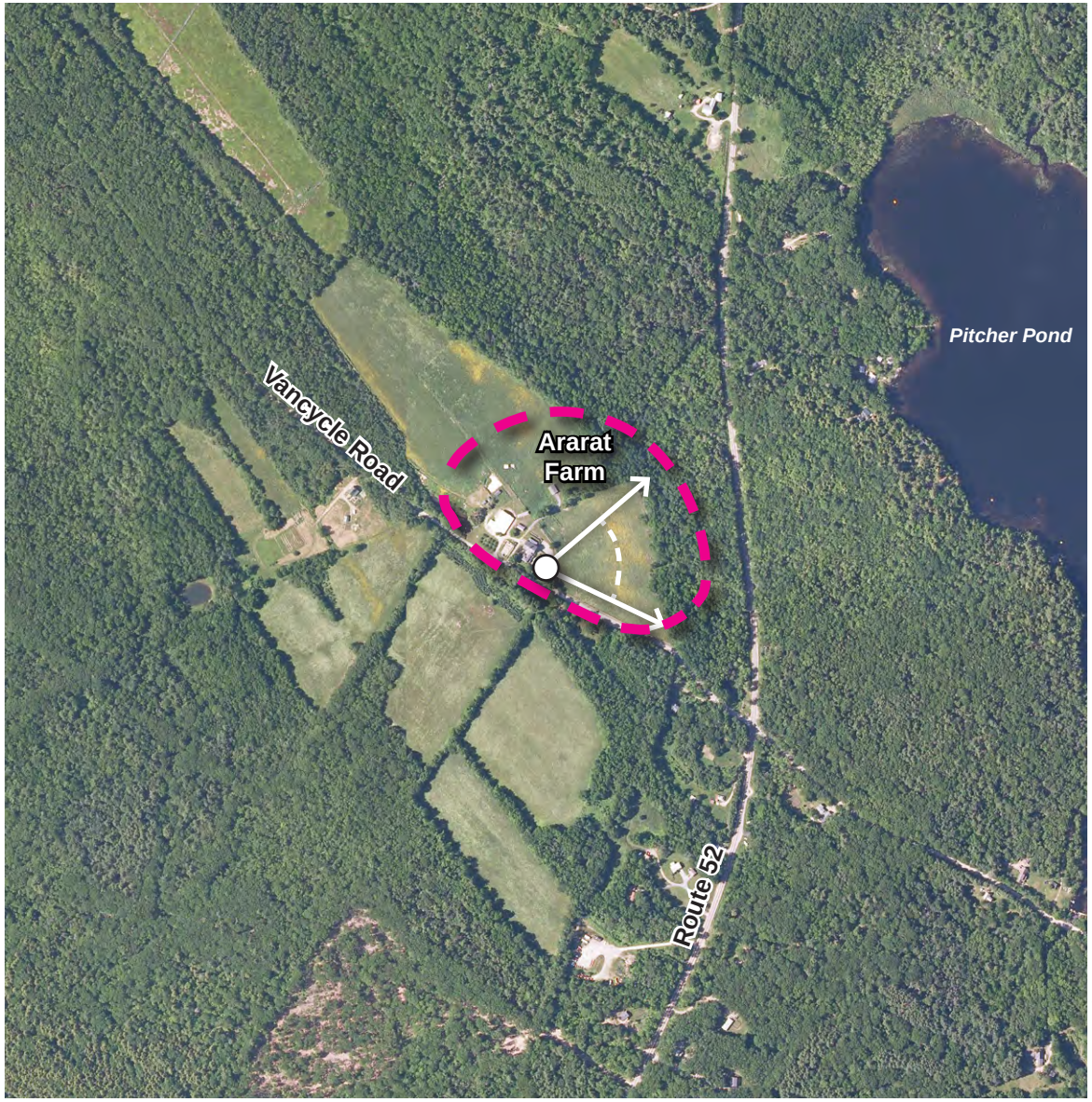
- 300' - 450'
- 450' - 600'
- >600'

Open Land

- Open Land >5 acres above elev. 450'

Shoreline Configuration

- Configured within 1/4 mile
- Configured within 1/2 mile

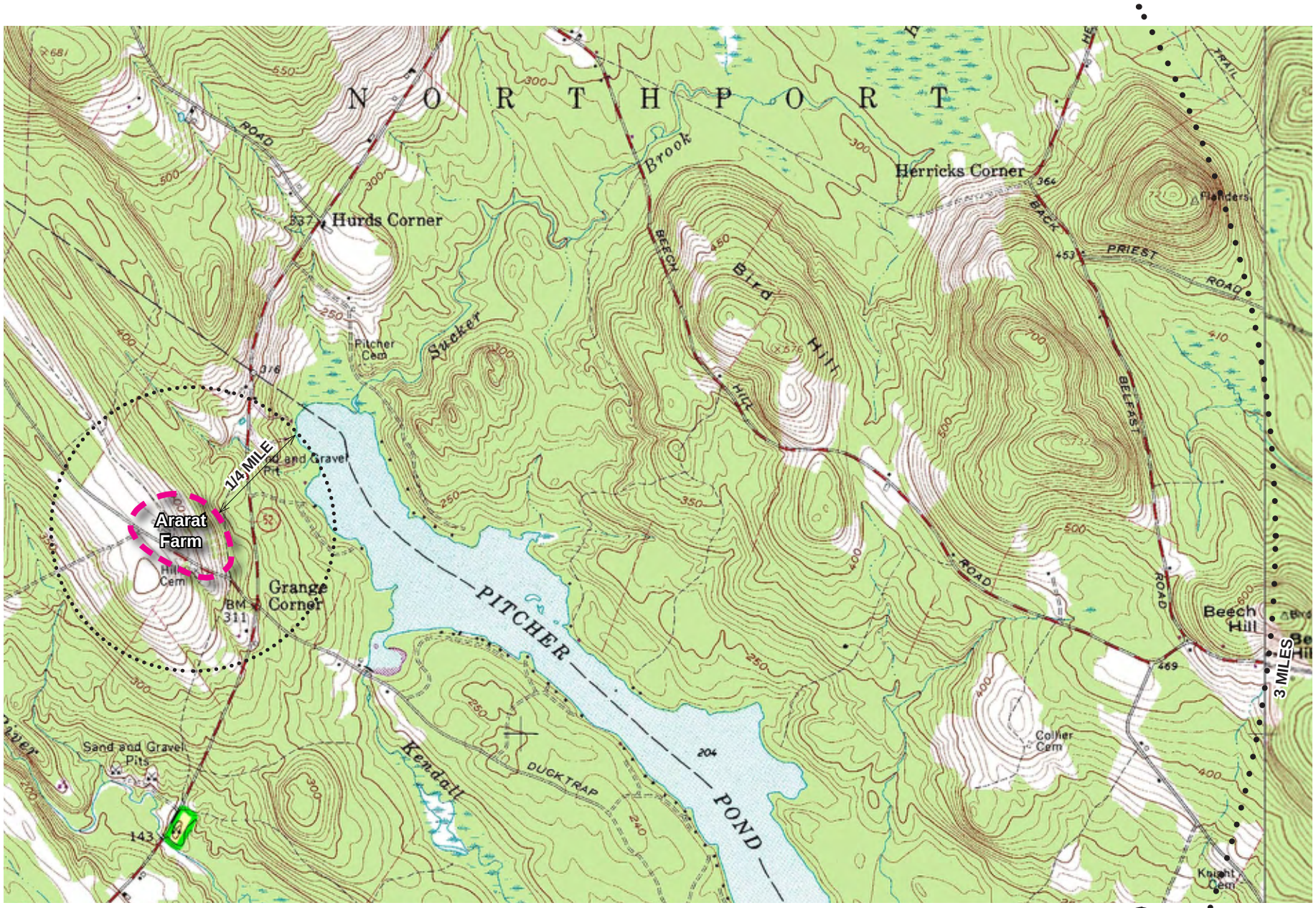


Source: National Map 2009

Scenic Area *Scenic Viewpoint* *Direction of View* 1000'

Description

Ararat Farm (formerly Kelmscott Farm) on Vancycle Road, is a striking assemblage of agricultural buildings that occupies a prominent hillside west of Pitcher Pond in the northeastern part of Lincolnville. The view is dominated by one of the largest barns in



USGS Source: Lincolnville Quadrangle, updated 1973

Context Map

2000'

the community and reinforced by the well-maintained home, outbuildings, garden plots, and fields.Vancycle Road is a lightly traveled dead-end road.

Viewing Locations

The landscape is best experienced by driving/walking/biking along the Vancycle Road, stopping at Hills Cemetery.

Office Assessment

- The farmland and buildings associated with this scenic area dominate the hillside at the end of Vancycle Road before it disappears into the woodland to the west. While the farm is adjacent to other active farming practices that are promoting locally produced food, Ararat Farm is the only operation visible from the road.
- The land is gently rolling and oriented to the north and east.
- The Comprehensive Plan notes the value of keeping agricultural land open: "While the percentage of agricultural land in Lincolnville is not high, the sense of 'place' that these hay fields, blueberry outcroppings and other agricultural settings provide to the community cannot be underestimated."

Field Assessment

While the land is less than a half mile from Pitcher Pond, dense intervening vegetation blocks views of the water. Midground views are terminated by low hills rising on the east side of the pond approximately two miles distant.

Hills Cemetery on the west side of Vancycle Road is a significant point of interest in the immediate foreground. The plot features a wrought iron fence and gate and traditional carved headstones in a setting surrounded by mature hardwoods.

Old maples and oaks line the road and frame views of the property. The agrarian landscape, combined with the tree-lined road and Hills Cemetery imparts a sense of permanence and history.

Scoring

Ararat Farm achieved a total score of 47 (16 from the office assessment and 31 from the field assessment). Using the values in the *Scenic Assessment Handbook*, Ararat Farm is considered a scenic area of Local Significance.

Management Recommendations

- Encourage the continued development of community-based agricultural uses.
- Continue to maintain the cemetery in its present condition.

View looking northwest toward Ararat Farm from Vancycle Road.

Panoramic view looking east to southeast toward hills in Northport from Vancycle Road.

Hills Cemetery is one of many historic graveyards found throughout Linconville. This one is notable for its richly detailed gates and wrought iron fencing.

The main house at Ararat Farm.

Appendixes

Appendix A: Scoring Summaries

Scoring Chart used for Office and Field Assessments

SI	SC	IP	INDICATORS
			1. Landform
			Elevation
			Slope
			2. Open Land
			3. Shoreline Configuration
			4. Scenic Features
			5. Scenic Quality of Water
			Duration of View
			Type of Water
			Quality of Horizon
			Indicators Present
			DESKTOP SUBTOTAL
			6. Landscape Character
			Land Use
			Roadside Characteristics
			Settlement Characteristics
			7. Vegetation
			8. Composition & Effect
			FIELD ASSESSMENT
			TOTAL SCORE

Scenic Area Scoring Summary

Scenic Area	Desktop Total	Field Evaluation	Total
Ducktrap Harbor	45	32	77
Megunticook Lake	49	25	74
Lincolnville Beach	42	24	66
Monroe's Field	39	24	63
Norton Pond	42	19	61
Koski Farmstead	37	23	60
Frost and McKee Farms	19	31	50
Ararat Farm, Vancycle Road	16	31	43
Main Street, Lincolnville Center	12	26	38
Coleman Pond	18	15	33
McKinney Farm Tranquility Grange	18	14	32
Pitcher Pond	18	14	32

70s - 80s: Statewide Significance
50s - 60s: Regional/Penobscot Bay Area Significance
30s - 40s: Local Significance

Mountain Viewpoints Scoring

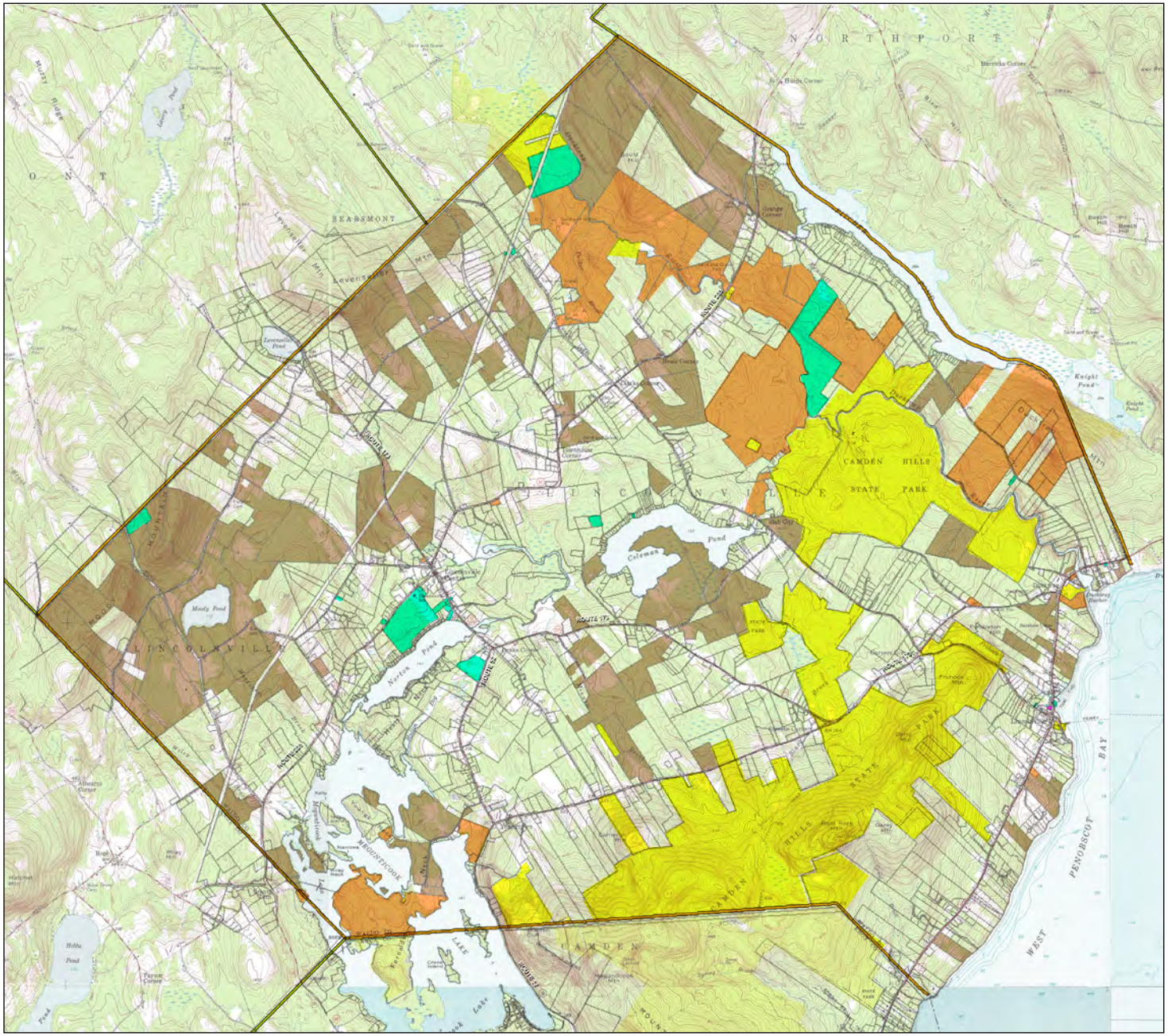
	Cameron Mountain	Bald Rock
Viewer Elevation above water	6	6
Discordant Elements	5	6
Viewing Distance	6	6
Distance to Water	1	2
Viewing Angles	6	6
Water Characteristics	1	5
Visual Interest	3	5
Total	28	36

Common: 1-10 pts
Noteworthy: 11-21 pts
Distinctive: 22-35 pts
Distinctive +: >36 pts

Scenic Area Scoring

	Monroe's Field	Lincolnville Beach	Ducktrap Harbor	Megunticook Lake	Lincolnville Center	Norton Pond	Koski Farmstead	McKinney Farm Tranquility Grange	Coleman Pond	Pitcher Pond	Frost and McKee Farms	Vancycle Road Ararat Farm
Indicators												
1. Landform												
Elevation	0	2	3	3	0	6	6	6	0	0	6	1
Slope	0	1	1	3	0	2	3	3	0	0	3	2
2. Open Land	6	5	5	6	3	5	4	6	0	0	4	4
3. Shoreline Configuration	3	3	6	6	0	4	3	0	6	6	0	0
4. Scenic Features	6	7	9	6	9	9	3	3	0	0	6	7
5. Scenic Quality of Water												
Duration of View	6	6	3	6	0	4	3	0	3	3	0	0
Type of Water	12	12	12	10	0	6	6	0	6	6	0	0
Quality of Horizon	6	6	6	9	0	6	9	0	3	3	0	0
DESKTOP SUBTOTAL	**39**	**42**	**45**	**49**	**12**	**42**	**37**	**18**	**18**	**18**	**19**	**14**
6. Landscape Character												
Land Use	3	6	6	3	5	5	2	5	0	5	6	6
Roadside Characteristics	3	3	3	4	4	1	4	2	3	0	5	4
Settlement Characteristics	-3	6	7	4	5	2	3	0	0	0	7	7
7. Vegetation	9	3	8	7	6	5	7	3	6	6	7	6
8. Composition & Effect	6	6	8	7	6	6	7	4	6	3	6	6
FIELD EVALUATION	**24**	**24**	**32**	**25**	**26**	**19**	**23**	**14**	**15**	**14**	**31**	**29**
TOTAL	**63**	**66**	**77**	**74**	**38**	**61**	**60**	**32**	**33**	**32**	**50**	**43**

Appendix B: Town Maps



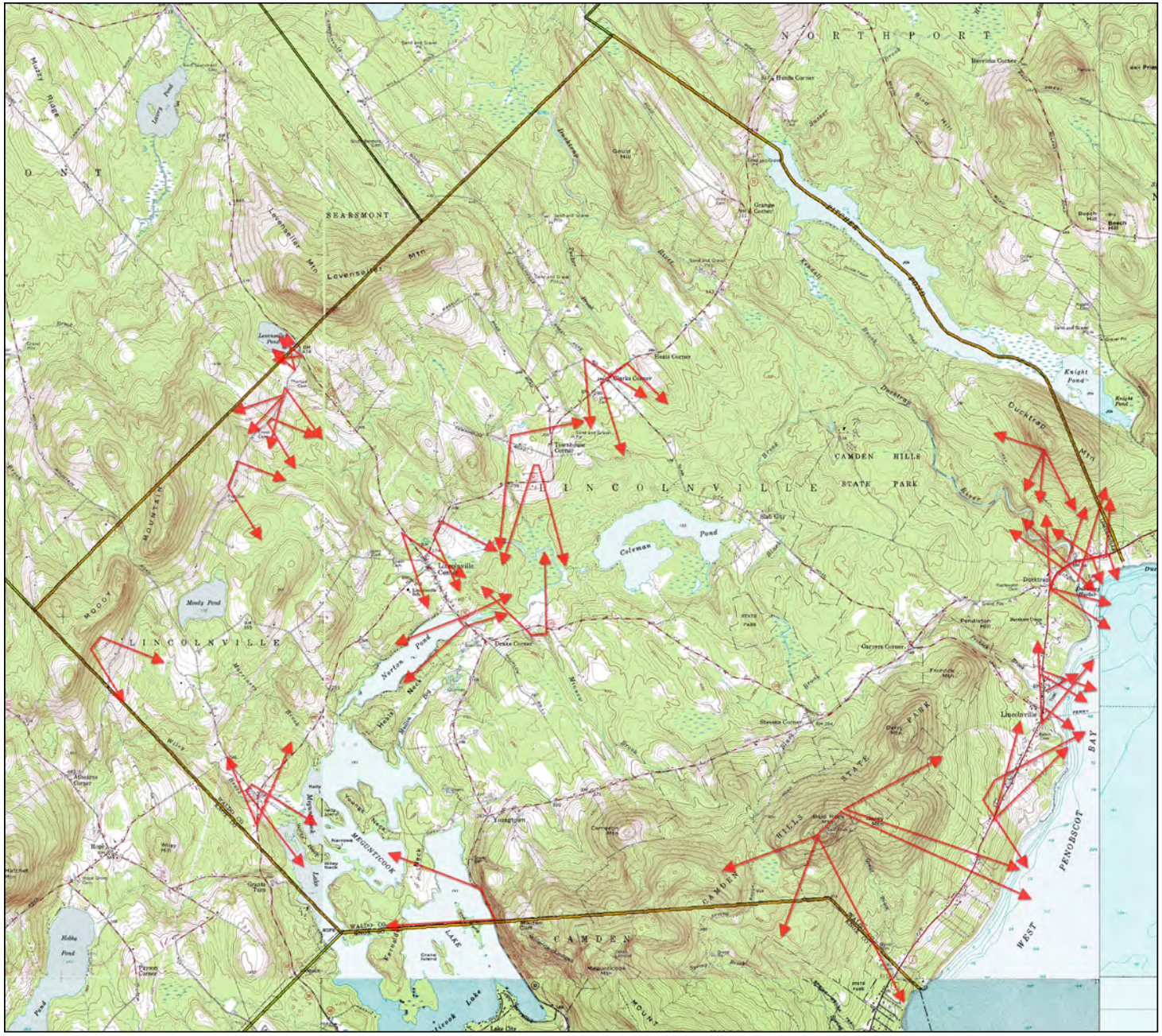
USGS Source: Lincolnville Quadrangle, updated 1973

Land Ownership

KEY

- Federal
- State
- Town
- Private Conservation
- Tree Growth/ Open Space / Farmland

6000'



USGS Source: Lincolnville Quadrangle, updated 1973

Scenic Viewpoints

from 1993 Scenic Areas Map

KEY

Scenic Viewpoints

6000'

USGS Source: Lincolnville Quadrangle, updated 1973

Special Places

from the Public Workshop January 2011

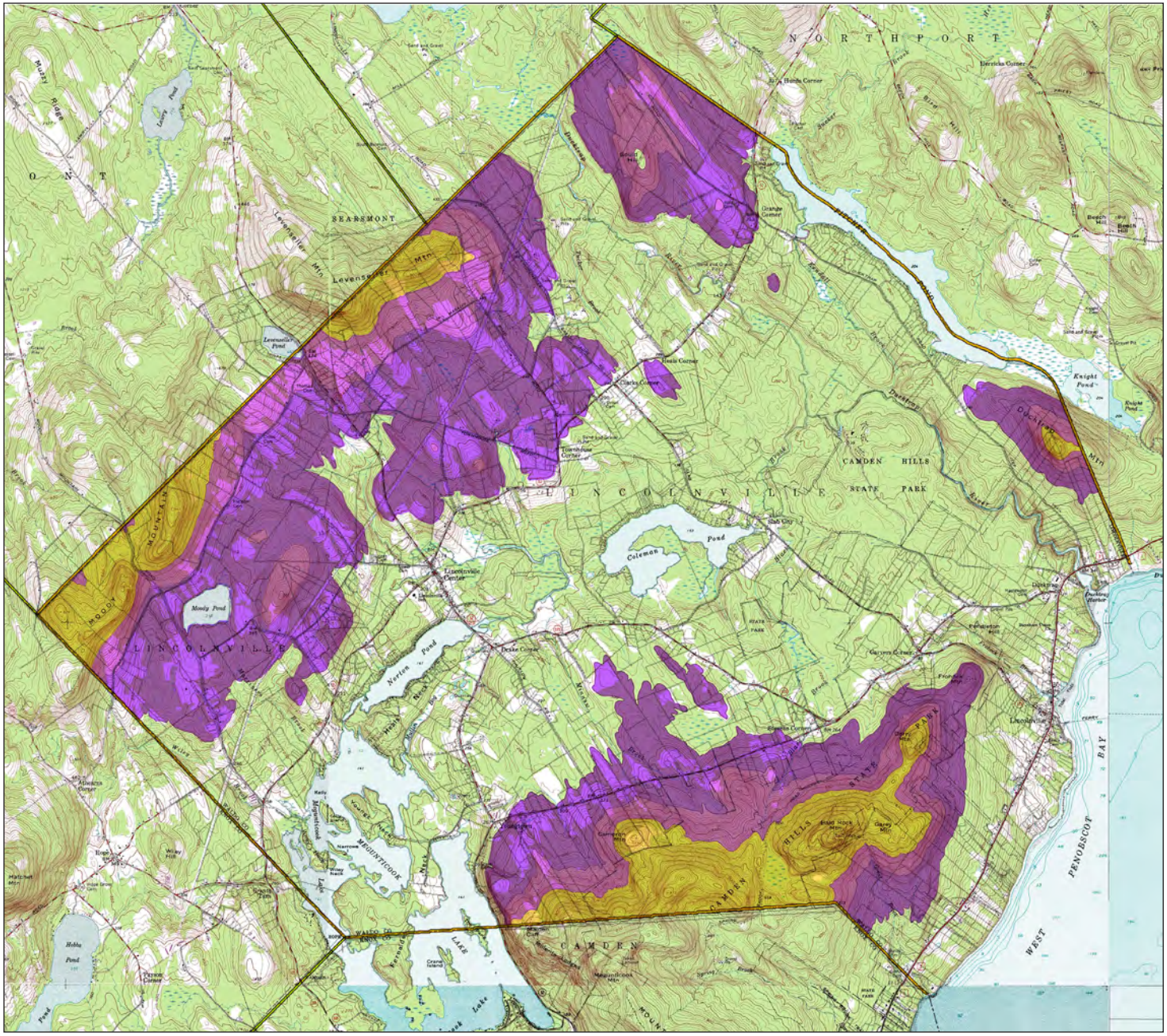
KEY

- Historic
- Scenic View
- # Special Places Rank

Special Places

1 Ducktrap
2 Lincolnville Beach (north & south)
3 Ducktrap River
4 Bald Rock
5 Center General Store
6 Tanglewood
7 Harbor
8 Lincolnville Beach village area
9 Lincolnville Center village area
10 Breezemere Park
11 Ducktrap Mountain
12 Historical Society/LIA
13 Fernald's Neck
14 Megunticook Lake
15 UCC Church/ Community Building
16 Youngtown Inn
17 Cameron Mountain
18 Culvert (Narrows)
19 Blueberry fields
20 Norton Pond
21 Pitcher Pond
22 Grange
23 Dot's
24 Millerite Ledges
25 Frohock Brook
26 Balance Rock
27 Petunia Pump
28 Route 52 Scenic Byway
29 Moody Pond
30 Cellardoor Winery
31 Moody Mountain

Appendix C: Office Assessment Maps



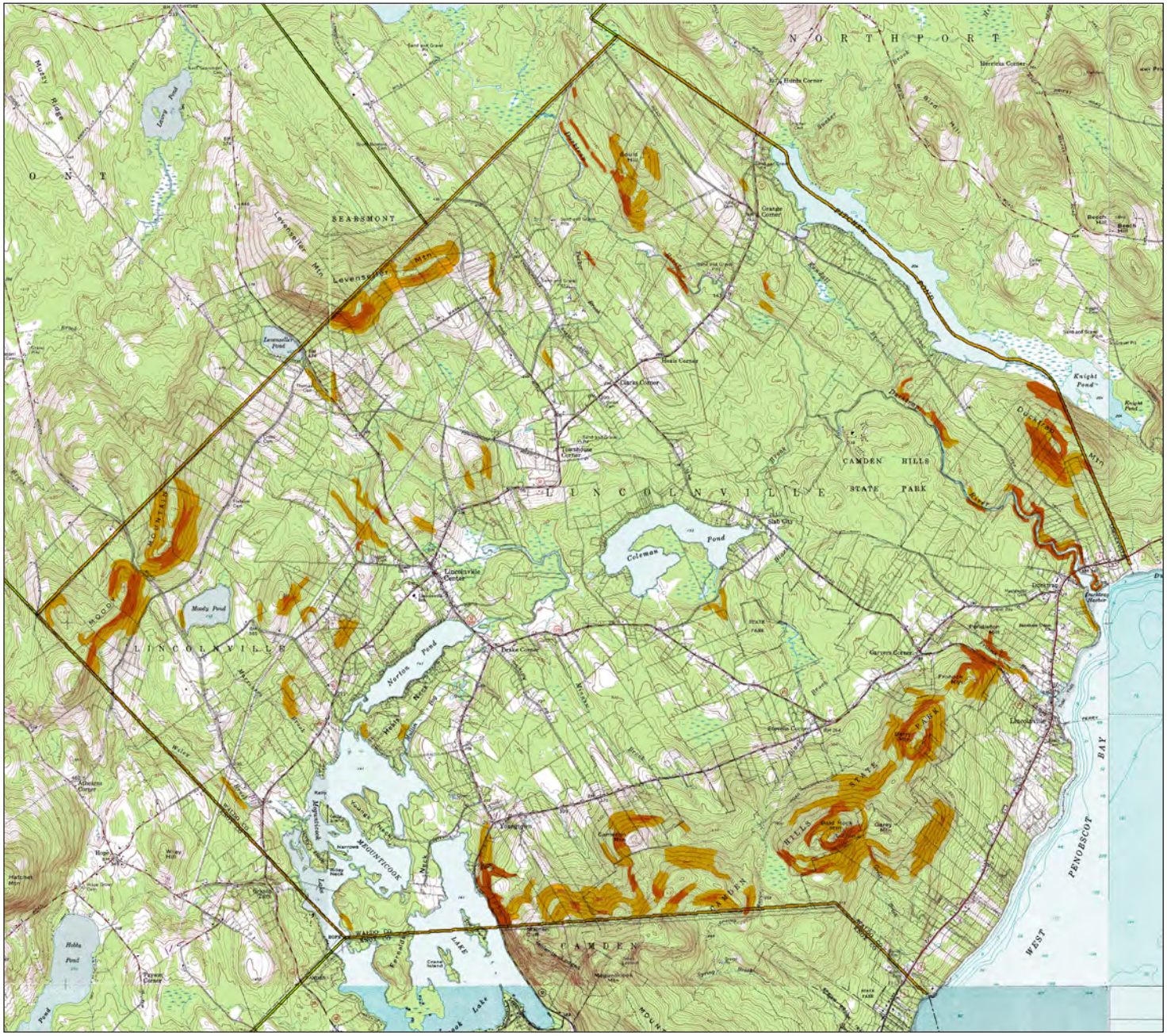
USGS Source: Lincolnville Quadrangle, updated 1973

Landform Elevation

KEY

- 300' - 450'
- 450' - 600'
- >600'

6000'



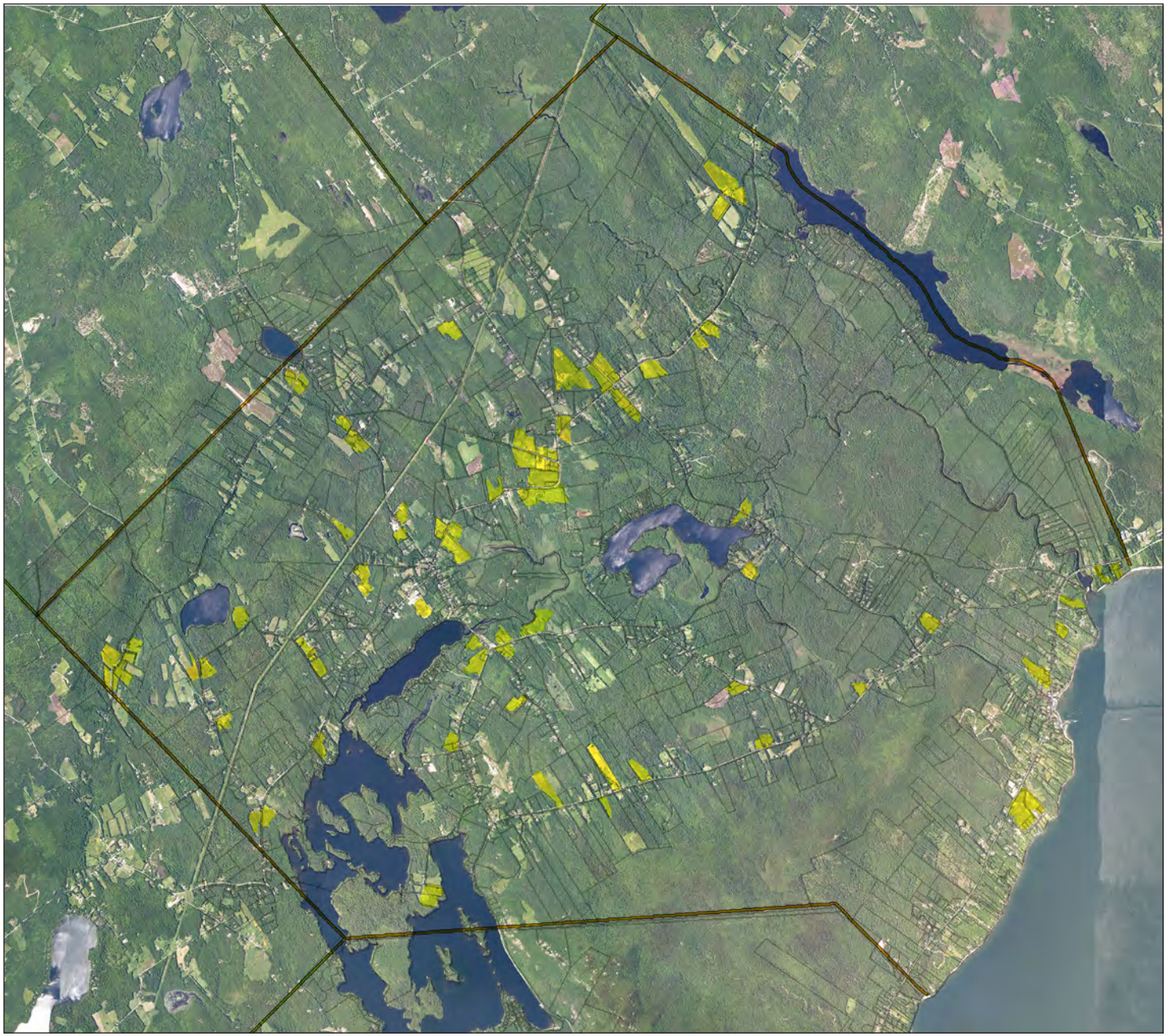
USGS Source: Lincolnville Quadrangle, updated 1973

Landform Slope

KEY

- Slopes 25% - 40%
- Slopes >40%

6000'



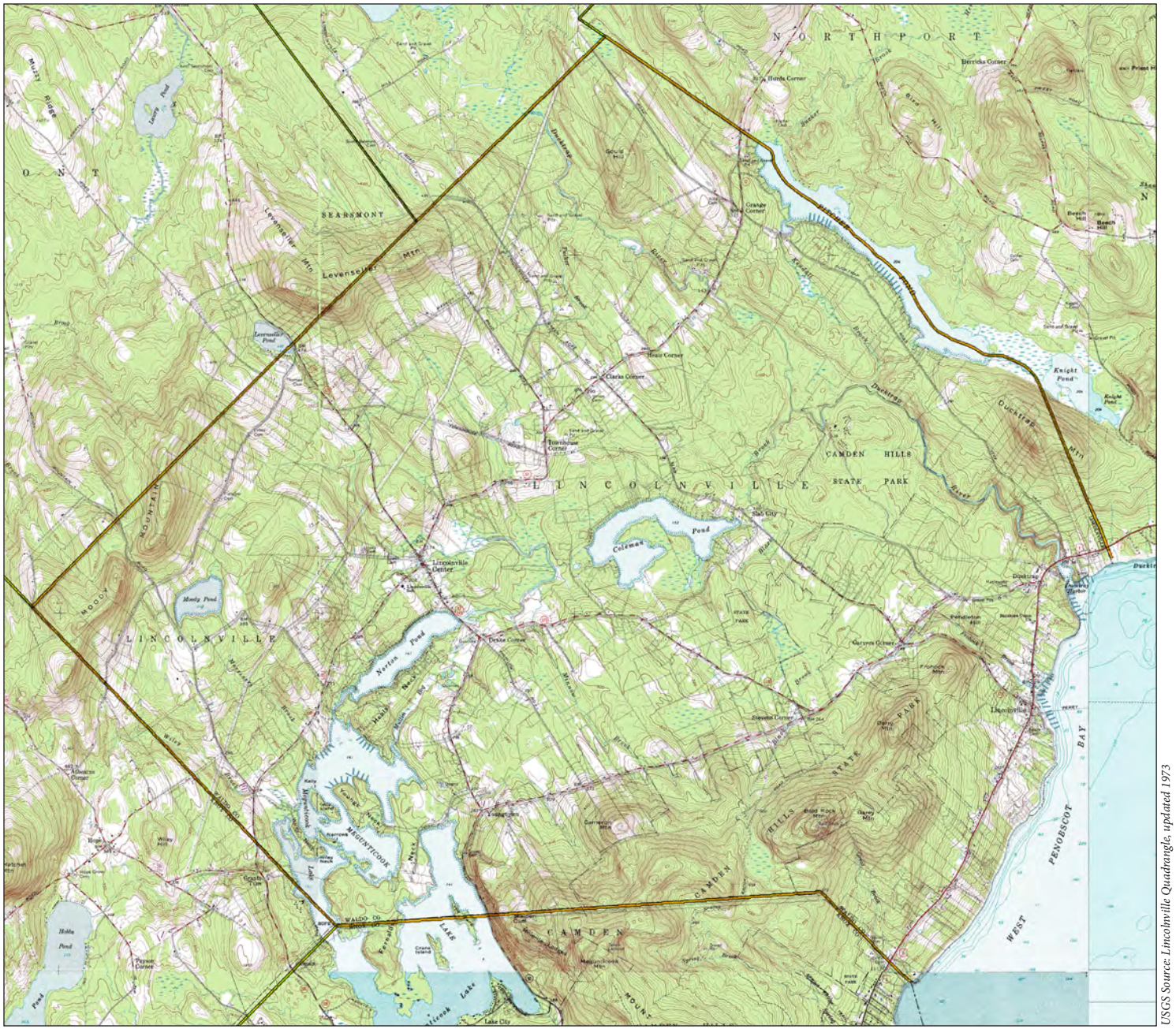
Source: National Map 2009

Open Land >5 Acres

KEY

Open Land >5 acres

6000'



USGS Source: Lincolnville Quadrangle, updated 1973

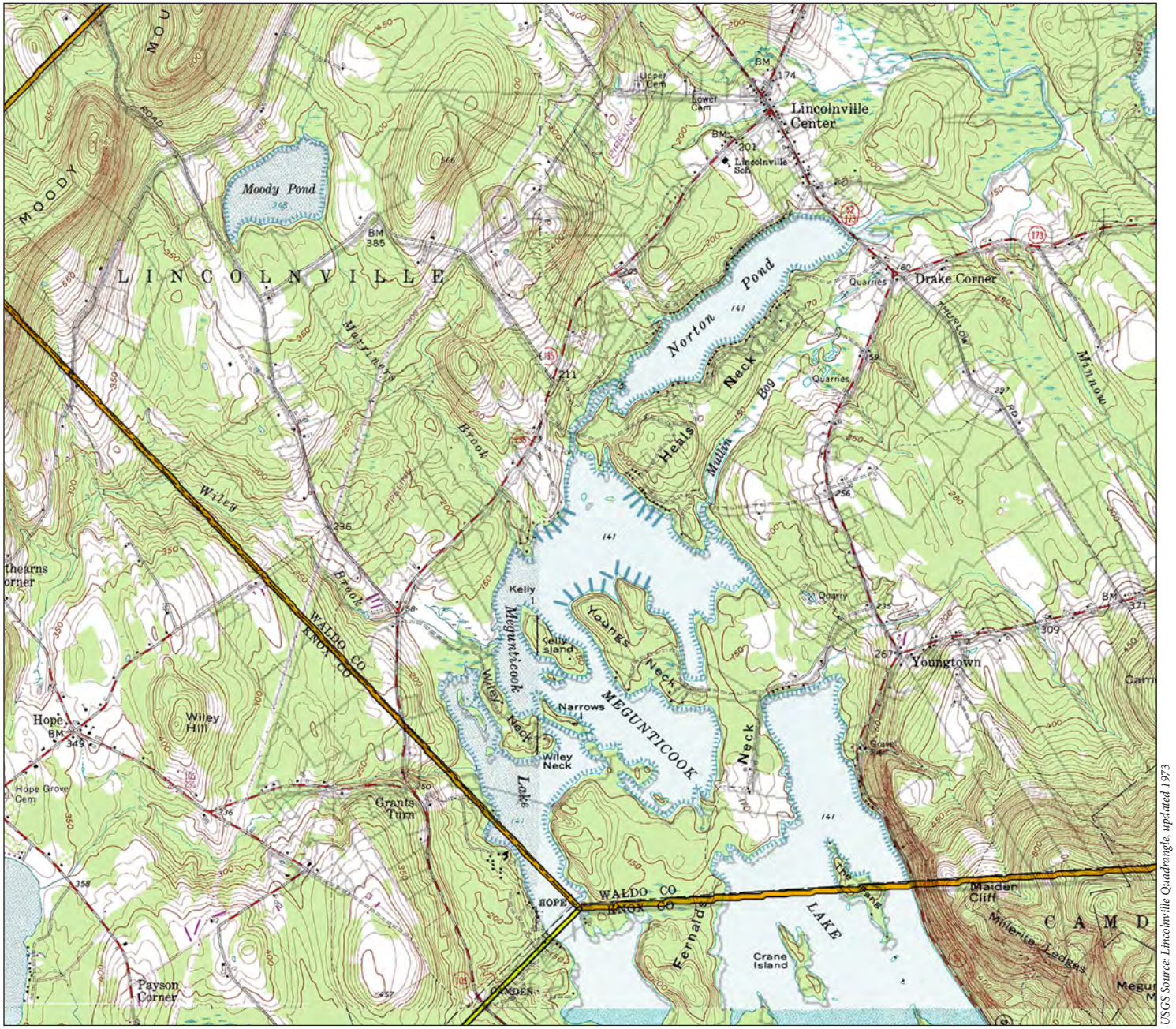
Shoreline Configuration

KEY

Configured within 1/2 mile

Configured within 1/4 mile

6000'



USGS Source: Lincolnville Quadrangle, updated 1973

Enlargements of Shoreline Configuration

Moody Pond, Norton Pond, and Megunticook Lake

KEY

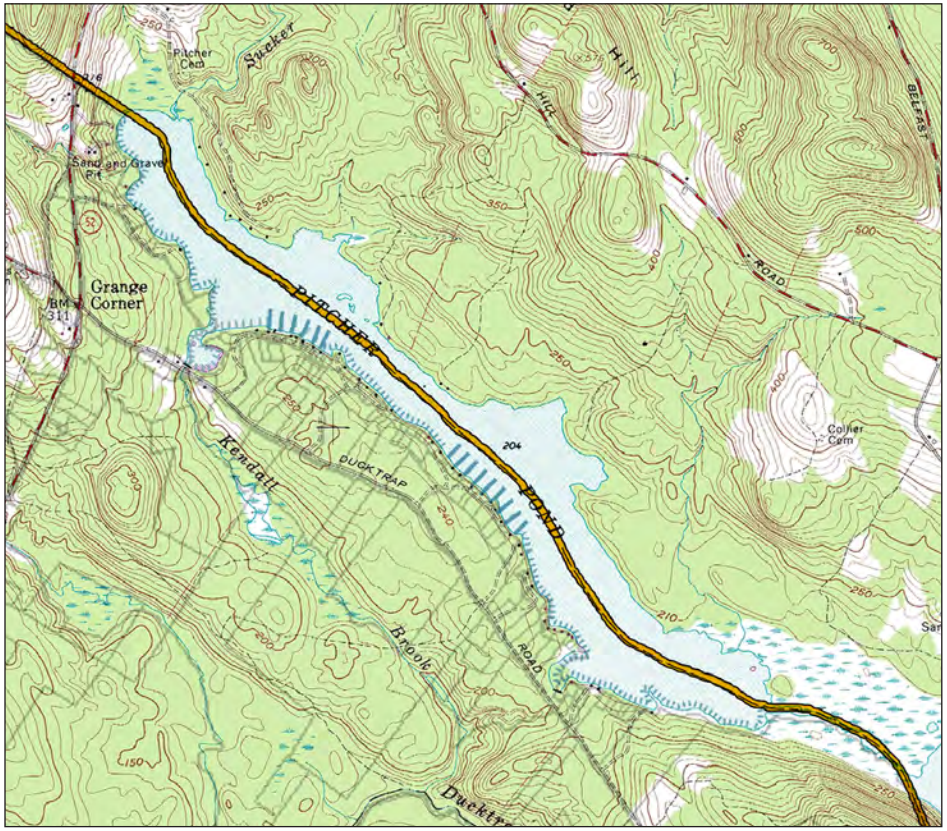
Configured within 1/2 mile

Configured within 1/4 mile

2000'

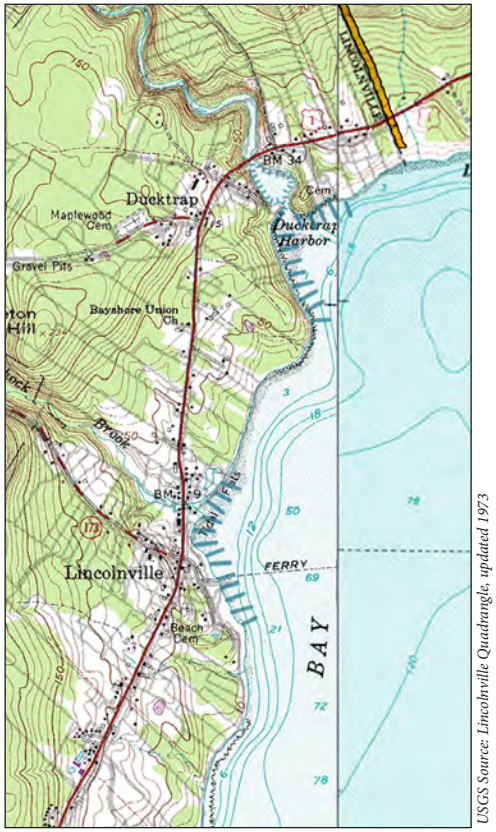
Enlargements of Shoreline Configuration

Coleman Pond, Pitcher Pond, and Coastline



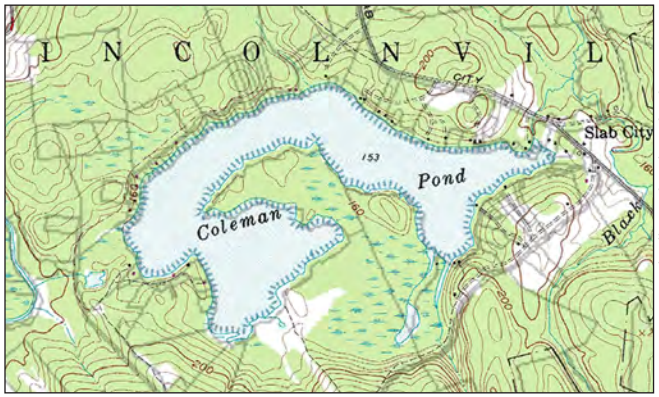
USGS Source: Lincolnville Quadrangle, updated 1973

Pitcher Pond



USGS Source: Lincolnville Quadrangle, updated 1973

Lincolnville Beach and Ducktrap Harbor



USGS Source: Lincolnville Quadrangle, updated 1973

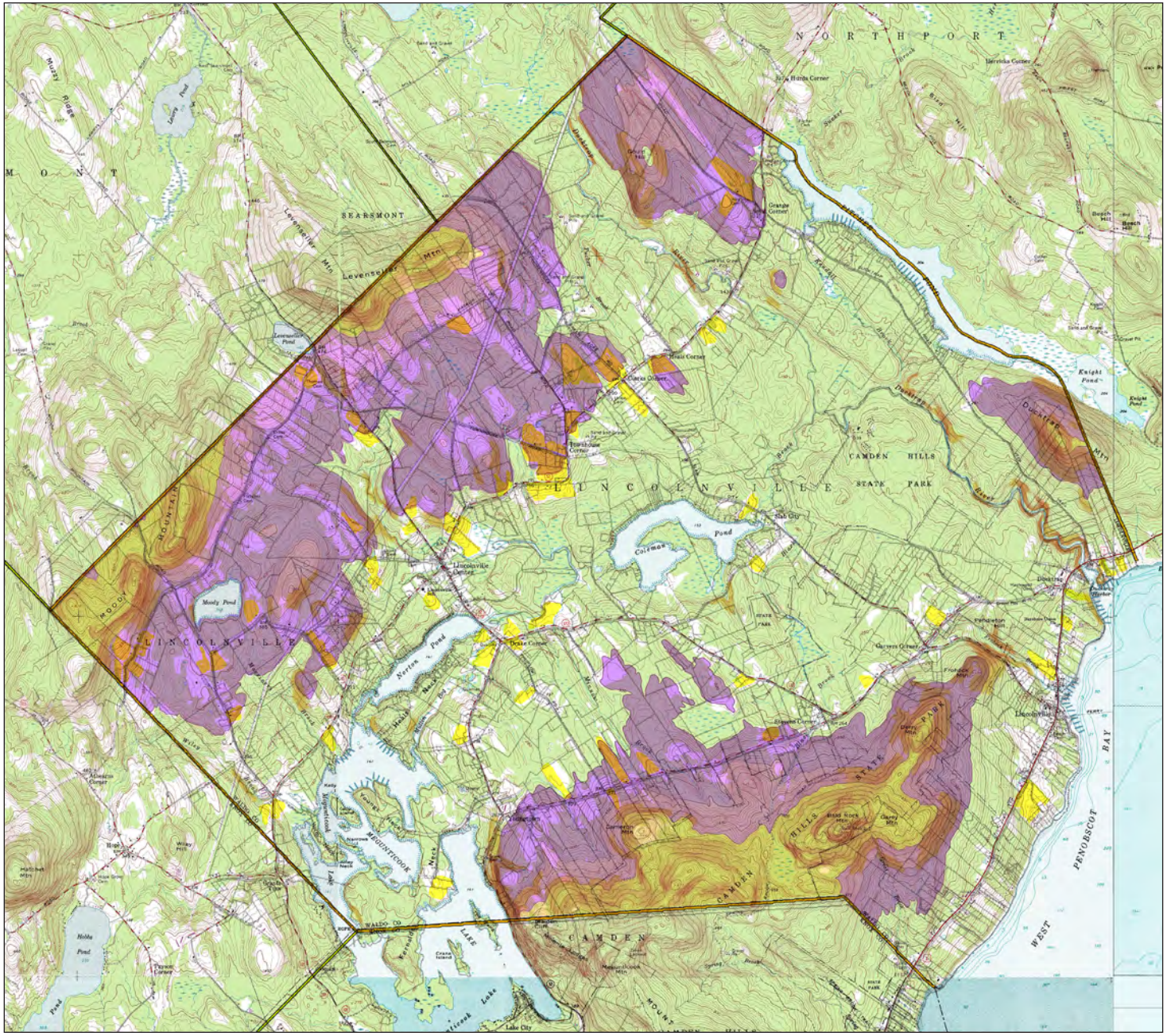
Coleman Pond

KEY

Configured within 1/2 mile

Configured within 1/4 mile

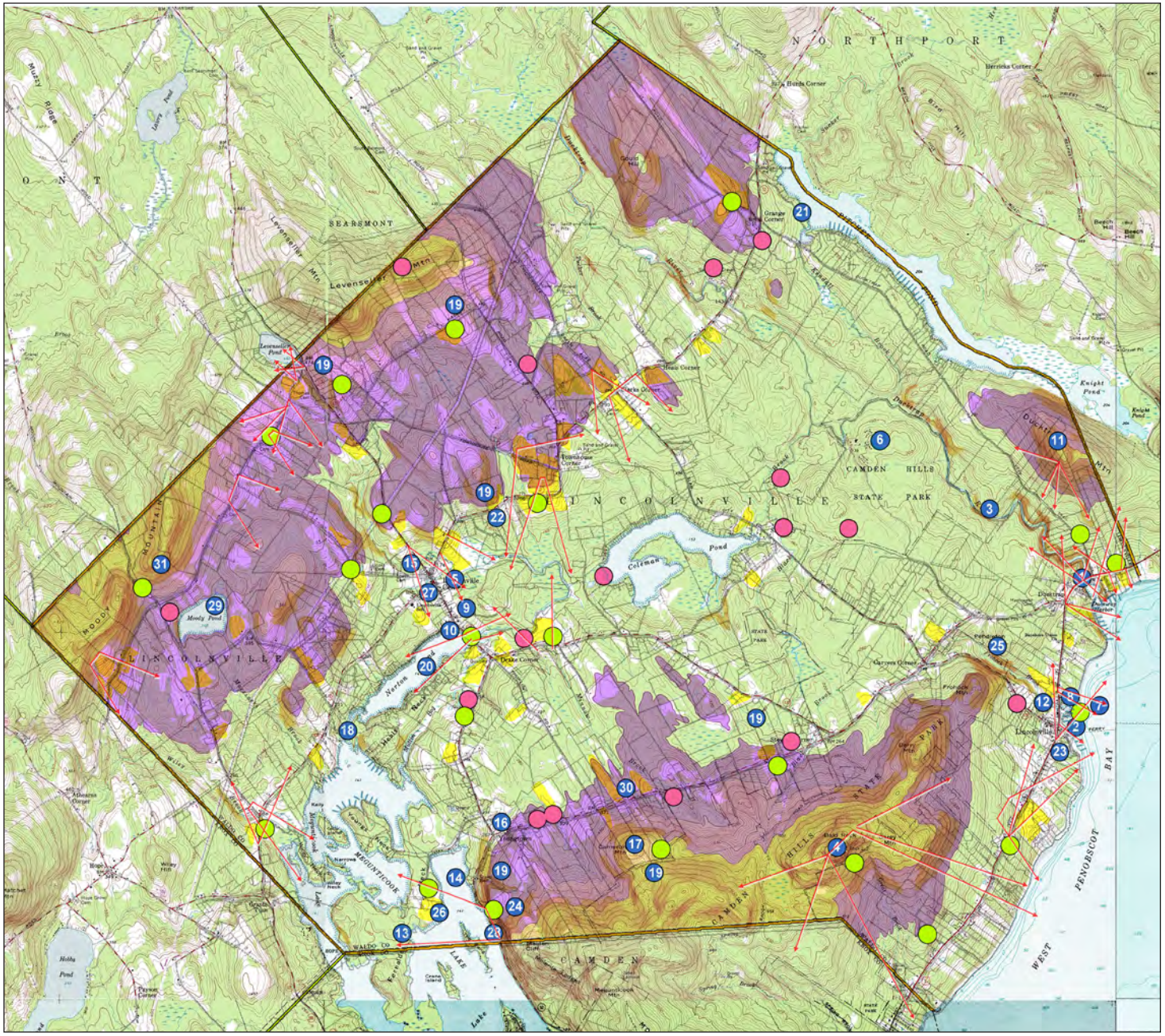
2000'



USGS Source: Lincolnville Quadrangle, updated 1973

Office Assessment Data Summary

6000'



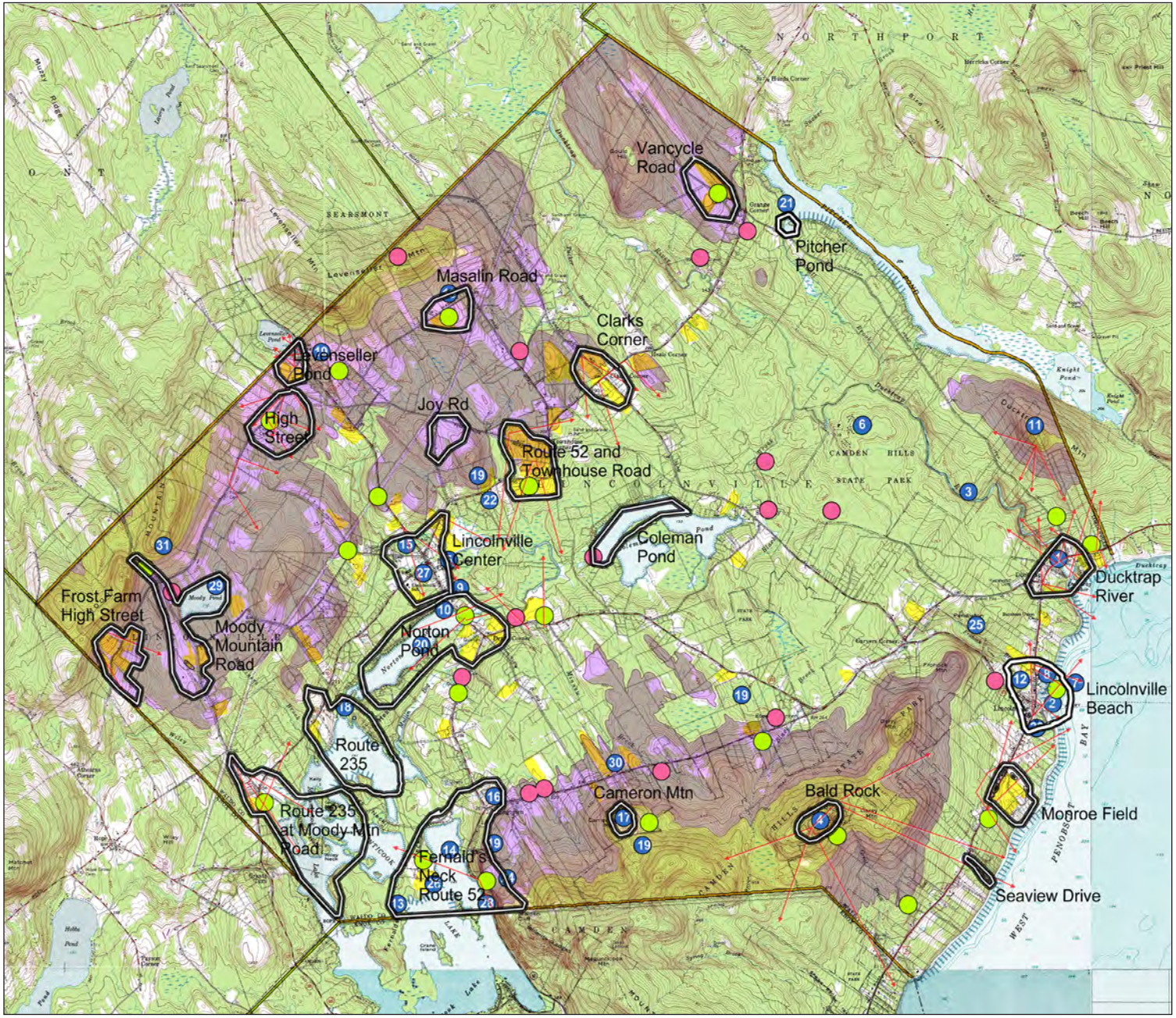
USGS Source: Lincolnville Quadrangle, updated 1973

Office Assessment Data Summary with Scenic Views and Special Places Overlay

For key to Special Places designations, see p. 92.

6000'

Potential Scenic Areas Identified During Office Assessment



USGS Source: Lincolnville Quadrangle, updated 1973

6000'

Appendix D: Other Areas Considered During Field Assessment

Drake's Corner

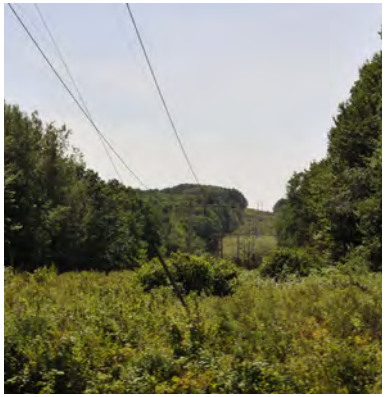
The area surrounding Drake's Corner was evaluated as part of either the Norton Pond or the Lincolnville Center Scenic Areas due to its proximity to the pond and the village, the open fields, and concentration of older buildings. However, the area lacked long-distance views or views of water, and did not have the visual cohesiveness of the Center.

Knight's Hill

This large open field on Route 52 north east of Lincolnville Center was evaluated as part of the Center. While the fields create a pleasant counterpoint to the hills in the background, they are a relatively common landscape type in Lincolnville.

Proctor Road

Scenic views were noted at the January 2011 public forum. Views are brief and primarily at the intersection with Heal Road. Most of the public views are blocked by overgrown vegetation. A transmission line crossing the area was seen as a discordant visual element visual detractor.



High Street between Moody Mountain Road and Route 173
Scenic views from High Street to the Camden Hills were noted at the January 2011 public forum. This well-defined field is one of several notable features along High Street, which could be considered as a scenic corridor of local significance. However, the field does not have the diversity found in other more notable open spaces in the community.

Townhouse Road and Joy Road Intersection
Roadside vegetation blocks potential view from this relatively remote location.

Levenseller Pond on Route 173
The majority of Levenseller Pond is in Searsmont. The pond was not noted for its scenic character in the *Maine Lakes Study*. Any manangement recommendations would be for property outside Lincolnville. However, the town should explore ways to work cooperatively with Searsmont to preserve the character of the surrounding landscape and provide better access to the pond.

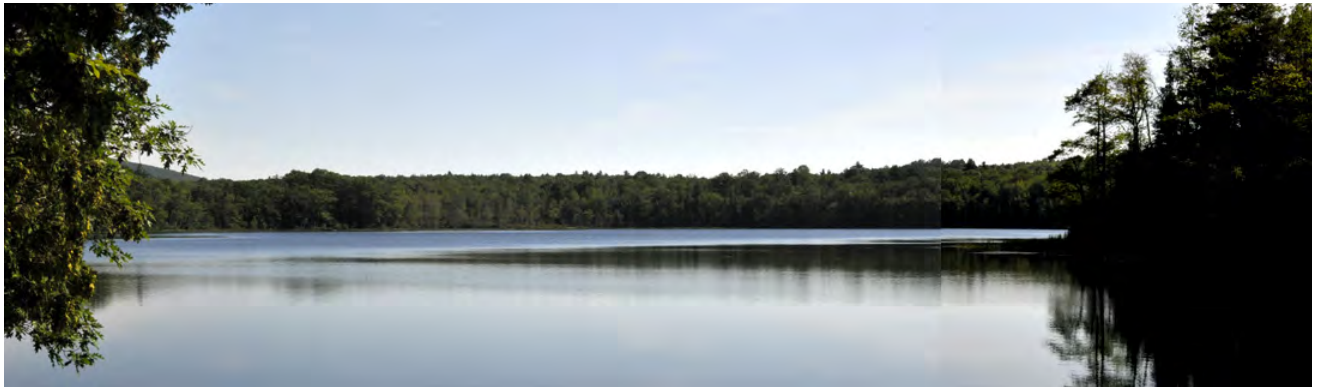
Route 52, Entering Lincolnville from Northport
This area is considered as a gateway into the community, as indicated by Lincolnville's distinctive Welcome sign. However, roadside vegetation blocks views to Pitcher Pond to the east. If vegetation management could restore the views between the pond and Route 52, this could be a memorable scenic area.

Masalin Road
While there are expansive views of fields and mountains, the predominant land use is residential. The recently built houses detract from the views seen from these fields.

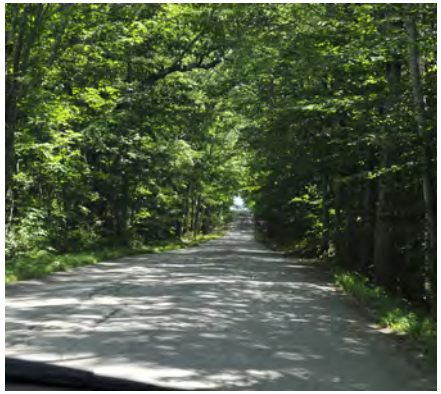
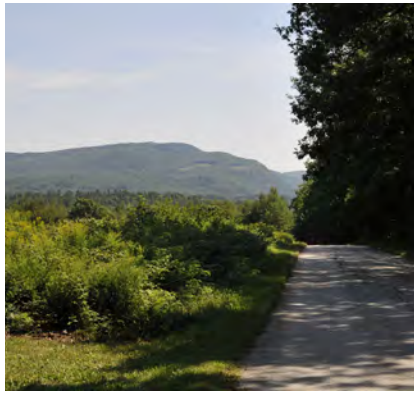
Clarks Corner (Route 52 and Greenacre Road)
Clarks Corner is a recognized crossroads with long distant views, open farmland, and several historic structures. However, the area lacked the visual cohesiveness of the more recognized villages such as Ducktrap Harbor.

Upper Moody Mountain Road above High Street
This steep road ascending the southwestern face of Moody Mountain is unique for its relative lack of development and utility lines. While the high elevation offers narrow views of the Camden Hills, roadside vegetation is overgrown and screens most views during leaf-on conditions. Vegetation management may open new vistas.

Moody Pond
The land surrounding 61-acre Moody Pond is all privately owned, with no public access. The pond was not noted for its scenic character in the *Maine Lakes Study*.

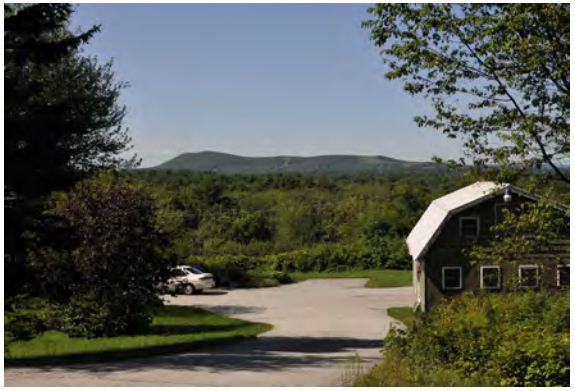


Martin Corner Road
There are brief views of the Millerite Ledges from some parts of the road, but, in general, roadside vegetation prevents expansive views of the surrounding mountains.

Moody Mountain Road and Route 253
This area was recognized in the Office Assessment as a potential scenic area due to its elevation and potential views of Lake Megunticook and Maiden Cliff. However, the view is overgrown and the lake is not visible.

Youngtown Road near Cellar Door Winery
The winery is set at the edge of expansive open fields and the State Park. The majority of the scenic area is only visible from the privately held commercial winery.



Sea View Drive
Sea View Drive is a public road that ends at the Victorian Bed & Breakfast overlooking West Penobscot Bay. While there is a narrow view of the ocean, the road feels like a private driveway.

Appendix E: Excerpts from the Scenic Resource Assessment for Gateway I Corridor

From the *Scenic Resource Assessment Gateway 1 Corridor, US Route 1: Brunswick to Prospect, Maine.* H. Dominie Consulting. May 2008.

From Chapter 5: Mountains and Harbors, Major Findings and Recommendations

Part of the Uplands Region of Maine, dramatic hills and harbors punctuate and distinguish the "Mountains & Harbors" Section of the Route 1 corridor which extends from Rockland to just beyond Ducktrap in Lincolnville. This Section also includes all of Route 90 from Warren to Rockport. Visible relief is very hilly and dramatic with hilltop elevations ranging from 500 to 1,000 feet. Along with the Mt. Desert hills, these glacially-formed "monadnocks" and steep-sided ridges of the Camden Hills are noted for having the highest relief on the Atlantic seaboard.

Town / Activity Centers
Lincolnville Beach, being a focus for beach-going, lobster-eating, ferry-catching, and pier-fishing, is the only "Activity Center" on the corridor. Each of the three centers has its own distinct and special identity as highlighted below.

Lincolnville Beach:

Lincolnville Beach is also a "Distinctive" Activity Center, set in a spectacular backdrop of mountains and ocean and having been recently refurbished. The alignment of the road, following natural contours around corners and down to the beach at both ends, heightens one's sense of arrival and creates an intimate pedestrian scale setting. The small scale of the "downtown" allows motorists and pedestrians to take in a variety of interesting visual elements at a glance, including the beach and ferry traffic/terminal in addition to its natural assets already mentioned. There is no historic district here, but the architectural character is definitely "Mainey."

The Main Street Project upgraded many features, but some additional improvements could be made, if they are not already planned. For instance, the view of Frohock Brook from the bridge toward the ocean offers an unscreened close-up of Lobster Pound utilities. The gateway from the south is also marred (though it is hard to notice with the grand setting) by utility wires crossing the road and framing the view; power lines also detract from the downtown. The portable toilets at the beach stand in contrast to the care taken with recent improvements. And at night, the bright lights of the fishing pier detract from the rural, small-town character of the place and diminish the view of the night sky.

Key Management Recommendations for Lincolnville Beach:

- Protect views of the mountains and water from obstruction through conservation and land use planning and regulation,
- Remove/relocate power lines from the downtown and gateway, if funding or opportunity ever allows,
- Extend historic building styles and types, setbacks, sidewalks, and road scale into adjacent edges,
- Protect landscape and architectural character, especially at gateways, through land use planning and regulation and Context Sensitive Design,
- Require lighting fixtures with internal shielded lighting to protect view of dark night sky along the corridor,
- Offer to help the Lobster Pound screen its utilities, and
- Place the portable toilets in an attractive and complementary enclosure.

Landscape Views

A large portion of "Distinctive" and "Noteworthy" Scenic Views are concentrated in the Mountains and Harbors Section. Town Centers enjoy most of the Distinctive Views, in part because their active waterfronts add considerable visual interest (such as views of historic schooners). Views in Rockland and Lincolnville Beach have been recognized for their statewide significance in a State Planning Office Coastal Program Study (see Visual Character and Facility Map). The towns of Rockland, Camden, and Lincolnville Beach have asserted the importance of views of the mountains and ocean in their comprehensive plans, but little effort toward their conservation is evident: strip development establishes the foreground for several. There is much pressure on the scenic views for residential and tourist-oriented development, such as is illustrated with the new homes sited in a field by the ocean, on what is thought by many to be Lincolnville's finest view.

Key Management Recommendations:

- Protect all views, even the "Common" ones and Long Views of the Road, from degradation and obstruction through land use planning and regulation,
- Improve features of such Views as V27 by moving utility wires should the opportunity arise and V15 by removing chain link fence, and
- Narrow the corridor where possible and use Context Sensitive when reconstructing Routes 1 and 90.

Public Facilities

The most sensitive views of the corridor from these facilities are associated with hiking trails and parks. Route 1 is visible from trails on Bald Rock Mountain and Mt. Battie. … The top of Bald Rock…offers a panoramic view up and down the coast. Considerable development and road widening could spoil the natural character of this outstanding view (a development proposal for a cell tower has sparked controversy in Lincolnville). Views from other mountains are not possible as the tops are not cleared (e.g., Frohock), or the terrain and existing tree cover shield the view (e.g., Ragged Mountain). Because it is possible to see these and other mountains from Route 1… it is likely that if tree cover were opened at the summit or if the corridor was expanded, there might be a considerable impact.

Key Management Recommendations:

- Seek long-term protection and/or well planned and sited development for the landscapes visible from recreation facilities and conservation land through land conservation and land use planning and regulation,
- Avoid or minimize widening, straightening, leveling, and other highway improvements which detract from the view and small town character of these facilities. Unfortunately, safety improvements may have to trump visual issues if land use patterns do not effectively reduce vehicle miles traveled (VMT) or make public transit more viable,
- Require shielded lighting fixtures to protect dark sky.

From *Appendix E-4 Public Facilities and Lands Field Forms*
Lincolnville Field Evaluation Notes

Federal Post Office

View of Public Facility from the Corridor
The design and scale of the building and its footprint, setback, parking location and scale, and landscaping fit well with the center, enhancing its visual quality.

View of Corridor from Public Facility
The community and Maine DOT have redesigned the corridor in Lincolnville Center so that it is less intrusive and more in scale with local development viewed from the PO. Mature street trees would help lessen the impact of the road.

Fishing Pier/State Ferry Terminal

View of Public Facility from the Corridor
The Fishing Pier/State Ferry Terminal and ferries in transit provide a visually interesting working waterfront. At night, fishing pier lights glare which is an unfortunate impact.

View of Corridor from Public Facility
The road is not dominant from the ferry terminal; linear aspect of the beach and center development are more of a focal point.

Beach

View of Public Facility from the Corridor
Beach adds visual interest and draws attention of viewer from parked cars.

View of Corridor from Public Facility
The seawall helps to minimize/lessen the impact of Route 1 from the beach, as do the shrubs planted along the angled parking to the south. If the shrubbery is not of a type that will mature to windshield height (bottom of), additional planting along the entire seawall would help screen parking from beach, but this would be a trade-off: it would diminish view from the road. Removal of utility poles would improve the view.

Bald Rock Mountain

View of Public Facility from the Corridor
Bald Rock Mountain is a visual resource of state and national significance. The mountain is currently undeveloped, reinforcing the character of the area as an "unspoiled" rural place. While

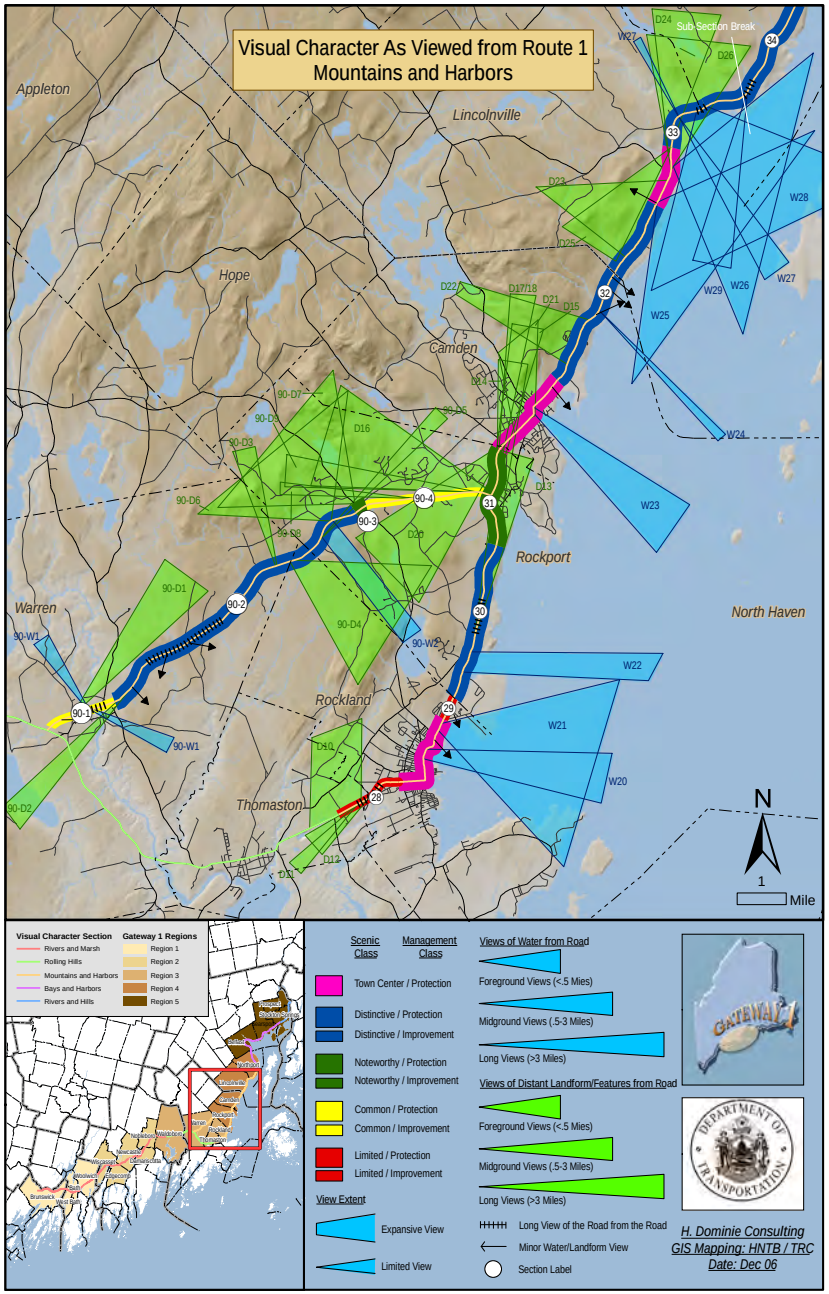
the Summit is in Camden Hills State Park and is thus protected, the slope facing the ocean is privately owned and vulnerable to change. The private portion should be protected from exposed development/roads, breaks in tree canopy, and night lighting.

View of Corridor from Public Facility
The immediate landscape below Bald Rock Mt. appears undeveloped and one cannot see Route 1 and corridor development, except further north in Lincolnville Beach. The scale of existing visible development is small so the impact is not great. Intensive development along Route 1 could easily and significantly impair the view.

Camden Hills State Park: Howe Point Road (Ducktrap River Bridge/Ducktrap River)

View of Public Facility from the Corridor
DOT and the community went to great lengths to ensure that the bridge would be a positive feature. If future reconstruction were to be undertaken, a simplified, more organic design might be considered.

View of Corridor from Public Facility
Because the park is not much larger than a spit of land, a few parked cars can be exposed to Route 1. However, no other options for parking appear to exist on site. Installation of low indigenous shrubbery might lessen its impact, but an alternate parking area would be better.



Credits

Lincolnville Comprehensive Plan Review Committee
Paul Crowley
Ladleah Dunn
Pat Shannon
Karin Womer
Andrea Norfleet, *Chair*
Terry Moulton, *former member*

Other Lincolnville residents besides CPRC members who helped with field work
Diane O'Brien
Rosey Gerry
Bob Winslow

Lincolnville Town Administrator
David Kinney

Lincolnville Select Board (June 2011 – June 2012)
David Barrows
Rosey Gerry
Julia Libby
Stacy Parra
Jason Trundy, *Chair*

Terrence J. DeWan and Associates
Terrence J. DeWan
Amy Bell Segal
Benjamin Gleason

Photos: *All photos are by TJD&A unless othewise noted.*