

1. Agenda Packet

Documents:

[JUNE 25 2024 CPC MEETING AGENDA \(PDF\).PDF](#)



Comprehensive Plan Committee
Meeting Agenda
Tuesday, June 25th, 2024 at 5:30PM
Location: Town Office, 21 School Street (in-person)

1. Call to Order
2. New Business:
 - a. Review and discussion of public plan feedback received
 - b. Review and discussion of potential edits to the Comprehensive Plan
3. Committee or public comment period
4. Adjournment

MEMORANDUM

To: Damariscotta Comprehensive Plan Committee
From: Isabelle Oechslie, Consulting Planner
Date: June 24, 2024
RE: Summary of Comments Received - Public Plan Draft

Overview

This memo provides the Comprehensive Plan Committee with a summary of comments heard concerning the public draft of Damariscotta's Comprehensive Plan. As a reminder, postcards were mailed to every address in Damariscotta (including apartments, PO boxes, and commercial addresses) using the USPS Every Door Direct Mail tool. The post office distributed these postcards on June 7, 2024 to 1,593 addresses. These postcards included a request to join us at either the Town Meeting on June 15th or a workshop on June 18th to provide comments on the draft plan or requested written feedback on the back of the postcard through a QR Code that directed people to the online form to download the draft plan and submit comments. Paper copies of the plan were also available to be reviewed at the Town Office and the Skidompha Library.

Information about the open houses was also posted on the Town's website calendar and the project website on Social Pinpoint, on social media (for the Town Meeting presentation), and was available in the Comprehensive Plan Committee's column in the *Lincoln County News*.

Summary of Comments Received

Approximately 12 people attended the presentation on the draft plan following the Town Meeting on Saturday, June 15th. At least three of the attendees indicated that they were brand new to the Comprehensive Plan process, with this being their first meeting. Comments received at this meeting included the following:

- Concern from a resident who is a scientist who expressed concerns about the recent signs that climate change is accelerating and a worry that our 10-year plan (based on 2020, or earlier, datasets) would not capture the risk associated with more pessimistic models (especially with regard to sea-level rise and storm surge). Resident suggested a more explicit conversation and planning around the fight to maintain our historic downtown, and how it should include strategies for a planned retreat from some of the at-risk properties over time and an "explicit designation of the specific growth areas that would be built up with businesses re-locating from the downtown hub as it retreats from rising seas."
- Concern from a resident who is specifically worried about the protection of Conservation Areas, especially those designated as the Miles Creek and Castner Creek Conservation areas shown on the Future Land Use Map. It was requested that implementation of strategies to preserve these areas could be implemented as soon as possible "in order to educate current property owners and developers and require the Planning Board to consider and protect these critical natural resource areas from potential harmful development in the very near future."

About 10 people (in addition to Comprehensive Plan Committee members) attended the June 18th workshop on the draft plan. At least 4 attendees indicated that they were brand new to the Comprehensive Plan process, with this being their first meeting. Following a brief presentation, attendees provided comments regarding the following:

- The need for recycling and/or composting programs (or at least private haulers that can separate recycling and take it to the transfer station) for larger businesses, non-profits, schools, etc (the major waste generators in the community). For those who use private haulers, the trucks do not currently accommodate a separation of trash and recycling so it all goes to the same place (even though the transfer station does have a recycling area).
 - It was suggested that ScrapDogs Compost could be a good starting point for municipal composting.
- Whether current ordinances are consistent with the draft Comprehensive Plan
 - It was noted that the draft Comprehensive Plan suggests a variety of ordinance amendments to realize the Goals and Policies of the plan.

Attendees browsed a poster gallery of draft plan recommendations (specifically Goals and Policies related to each topic area addressed within the plan), talked with Comprehensive Plan Committee members to share comments and ask questions, and recorded their opinions and priorities with written comments and star sticker voting (see below for more info on prioritization of Goals and Policies from community members).

In addition to the above, the consultant also provided a brief presentation to the Public Safety & Accessibility Collaborative (PSAC) on June 6th, where 5 members of the PSAC were in attendance. Questions focused mainly on transportation issues, which PSAC is most concerned with. In addition, PSAC expressed that they were comfortable with being listed as a potential partner in implementing certain policies or strategies of the draft plan. Additional questions focused on the following:

Q. What level of affordable housing is the plan recommending?

A. Under policies related to the provision of affordable housing (namely Policy #8.3, which notes: *Aim for at least 30% of all new residential development in the next decade to be subsidized/regulated affordable or workforce housing*) we are specifically focused on affordable housing (typically income-restricted to those making 60% of the Area Median Income for Damariscotta or lower) or workforce housing (typically income-restricted to those making between 80% to 120% of the Area Median Income for Damariscotta).

Q. How can this plan be used in applying for grants related to transportation improvements?

A. Comprehensive plans (and planning documents in general) are frequently used to complement or support grant applications because they show the funder that this has been a documented priority of the community.

In addition, written comments received through the online Social Pinpoint form are attached to this memo as Appendix A.

Prioritization of Goals & Policies

Those attending the June 18th Workshop used star stickers to record which Goals and Policies were their top 5 priorities. A handful of written comments were also left on sticky notes on the posters. Comments were generally supportive of the Goals and Policies and either suggested further enhancements or more specific ideas, such as recycling, pedestrian infrastructure/signage to alert drivers of the presence of pedestrians, and a desire for public transit (specifically electric buses) to transport people in and around Damariscotta and the Pemaquid Peninsula.

HOUSING

Issues



Lack of affordable housing



General housing availability



Lack of rental housing

Opportunities



Amending land use regulations to spur housing production



Better understanding short-term rentals



Housing in close proximity to services would reduce GHG emissions

Recommendations:

- 


Goal: Housing opportunities in Damariscotta are affordable for a range of incomes.*
 - Policy #8.1: Encourage and promote workforce housing in strategic locations to support economic development of the community and region.
 - Policy #8.2: Encourage and support the efforts of the regional housing coalitions in addressing affordable and workforce housing needs.*
 - Policy #8.3: Aim for at least 30% of all new residential development in the next decade to be subsidized/regulated affordable or workforce housing.
 - Policy #8.4: Work with current affordable housing property owners to maintain existing affordable housing in the community.
- 
Goal: Housing options exist to accommodate a diverse range of households and lifestyles.
 - Policy #8.5: Ensure that land use controls allow for the kinds of residential development that the community desires and needs.*
 - Policy #8.6: Make strategic investments in the kinds of housing that the community desires and needs.
 - Policy #8.7: Understand the short-term rental situation in Damariscotta.
- 
Goal: Housing in the community is safe and secure.*
 - Policy #8.8: Ensure that existing housing units in Damariscotta meet safety standards.
- 

Goal: New housing is located near existing services. *
 - Policy #8.9: Protect rural areas and natural settings without existing infrastructure by encouraging new housing development at greater densities in Growth Areas already served by public infrastructure (sewer, water, sidewalks and roadways, broadband internet, three-phase power).

Note: Goals and Policies with an asterisk (*) are required by the state to be included in the Comprehensive Plan in order for it to be found consistent with the Growth Management Act (per M.R.S.A. Title 30-A §4326).

ECONOMY

- 

Goal: Damariscotta's economic climate increases job growth in designated sectors.*
 - Policy #7.1: Coordinate with regional partners as necessary to support economic development.*
 - Policy #7.2: Coordinate with neighboring towns to support small and locally-owned businesses.*
 - Policy #7.3: Support local entrepreneurs, home businesses, and cottage industry.
- 


Goal: Local infrastructure supports the ability to walk or bicycle to local businesses.*
 - Policy #7.4: Financially support needed alternative transportation improvements that will support economic development.*
- 
Goal: Civic and social amenities are supported and robust.
 - Policy #7.5: Continue to collaborate with non-profit partners to provide civic and social amenities within the community.
- 


Goal: Utility capacity will support economic development.*
 - Policy #7.6: Provide the latest high speed broadband and universal wireless telecommunication.
 - Policy #7.7: Collaborate with Great Salt Bay Sanitary District to invest in sewer and water infrastructure.*
 - Policy #7.8: Improve energy resilience to prevent frequent power outages.*
- 


Goal: Damariscotta's economy is resilient to the effects of climate change.
 - Policy #7.9: Mitigate the impacts of climate change on the Town's economy.*
- 

Goal: Damariscotta's role as a small-town service center benefits the community.
 - Policy #7.10: Strengthen and/or support the expansion of existing infrastructure and systems that support quality of life for a growing regional workforce, including housing, childcare, education, transportation, and broadband.
 - Policy #7.11: Pursue opportunities that mitigate tax burden on residential property owners.*
 - Policy #7.12: Encourage tax base growth in order to maintain the town's service center benefits: historic, cultural, medical, conservation assets.
- 
Goal: Growth maintains a traditional New England development pattern.
 - Policy #7.13: Limit "big-box" stores and focus on compatible scale with the existing development pattern.
 - Policy #7.14: Promote new mixed-use development in identified nodes located throughout the community.

Note: Goals and Policies with an asterisk (*) are required by the state to be included in the Comprehensive Plan in order for it to be found consistent with the Growth Management Act (per M.R.S.A. Title 30-A §4326).

The Priority Goals of those in attendance at the June 18th Workshop were the following (based on the star stickers):

1. Housing opportunities in Damariscotta are affordable for a range of incomes. (4)
2. The community's critical natural resources (including but not limited to: wetlands, wildlife and fisheries habitat, shorelands, scenic vistas, and unique natural areas) are well protected and healthy. (4)
3. Local infrastructure supports the ability to walk or bike to local businesses. (4)
4. Transportation investments and policies support a more sustainable community. (3)
5. The Town considers the impacts of a changing climate in its capital investment planning. (3)
6. Public facilities and services efficiently accommodate anticipated growth and economic development (2)
7. Communication between the Town government and Damariscotta citizens is proactive and transparent. (2)
8. The quality of water resources (including lakes, aquifers, ponds, estuaries, and coastal areas) is protected. (2)
9. New housing is located near existing services. (2)
10. Growth maintains a traditional New England development pattern. (1)
11. Housing options exist to accommodate a diverse range of households and lifestyles. (1)
12. The impacts of flooding on downtown historic buildings are mitigated. (1)
13. Historic and archeological resources in the community are preserved. (1)

Under "Damariscotta's role as a small-town service center benefits the community," Policy #7.11: *Pursue opportunities that mitigate tax burden on residential property owners* also received two stickers.

In comparison, the Comprehensive Plan Committee's designed Priority Goals were as follows (***emphasis added*** when there is overlap with the community's Priority Goals, above):

- ***Housing opportunities in Damariscotta are affordable for a range of incomes.***
- ***Housing options exist to accommodate a diverse range of households and lifestyles.***
- ***The impacts of flooding on downtown historic buildings are mitigated.***
- Land use and development patterns complement transportation networks and promote mobility.
- ***Transportation investments and policies support a more sustainable community.***
- Opportunities are provided for both active and passive recreation.
- ***The community's critical natural resources (including but not limited to: wetlands, wildlife and fisheries habitat, shorelands, scenic vistas, and unique natural areas) are well protected and healthy.***
- ***Growth maintains a traditional New England development pattern.***

Next Steps

Feedback from the in-person open houses and online feedback form will need to be discussed by the Comprehensive Plan Committee to inform policy prioritization and any needed revisions to the draft plan. Town staff will work with the Comprehensive Plan Committee to make any needed changes to the document.

The plan's formal review and adoption process will involve public hearings with the Planning Board and Selectboard, anticipated to occur in the Fall of 2024. The plan will then need to be adopted by voters (Damariscotta residents) at a Special Town Meeting, likely to occur in late Fall of 2024. The State will also review the plan for completeness and issue a Finding of Consistency with its planning goals and policies, which will be valid for 12 years.

Attachments:

- A. Appendix A: Written Comments Received (Social Pinpoint Feedback Form)*
- B. Appendix B: Prioritization Posters from 6/18 Workshop*

APPENDIX A: WRITTEN COMMENTS RECEIVED

Name Provided: Diane

Date Received: June 6th

- Generally, I was impressed with the plan and its priorities. One Small but big disappointment is that while you note the need and desire for a town dog park, after that list you ignore it everywhere else (see 9.3) etc even though you add things like a skate park which was not an admitted need. Seniors live longer with dogs and our ability to walk pets is sadly limited by leash requirements and non dog owners complaints even when leashed dogs are on the county trails. Please correct this oversight as per capita we have tons of dogs in the community and no place to exercise them safely.

Name Provided: Karen

Date Received: June 10th

- Thank you for all who have worked on this excellent Comprehensive Plan Draft. I am most interested in the protection of the Conservation Areas and corridors--especially those designated as the Miles Creek and Castner Creek Conservation areas shown on the Future Land Use Map on p. 90. I am hoping that Implementation of Natural Resources 4.2 (a)-(d) "Ensure local ordinances include up-to-date methods and best practices for wetland protection" and 4.3 "Protect and restore local wildlife habitats." on pp. 44-45 can be IMPLEMENTED AS SOON AS POSSIBLE in order to educate current property owners and developers and require the Planning Board to consider and protect these critical natural resource areas from potential harmful development in the very near future. Thank you for your consideration.

Name Provided: Stephen Wicks

Date Received: June 18th

- I had expressed concerns about the recent signs that climate change is accelerating: more rapid than expected loss of ice-shelf loss in Antarctica, slowing of the AMOC, more rapid surface heating of landmasses in 2023 and 2024 that would have been projected by modal climate models, etc.. I commented in the public meeting at GSB last week that these recent data points will eventually result in the release of more pessimistic data models of climate change, and that I worry that our 10-year plan (based on 2020, or earlier, datasets) would not capture the risk associated with more pessimistic models, and associated climate tipping points. I suggested a more explicit conversation and planning around the fight to maintain our historic downtown, and how it should include a contingency for a planned retreat from some of the at-risk properties over time, and an explicit designation of the specific growth areas that would be built up with businesses re-locating from the downtown hub as it retreats from rising seas. After the meeting, and later in the day at other town events, I was asked if I would volunteer to serve on the implementation committee for the town plan. I would be happy to.

APPENDIX B: PRIORITIZATION POSTERS FROM 6/18 WORKSHOP

Note: The following pages contain posters that had stars on them indicating workshop attendees priority Goals and Policies. Left out are Goals and Policies related to the Arts & Culture, Agricultural & Forest Resources, and Marine Resources topic areas, which did not receive any prioritization star stickers.

ECONOMY



Goal: Damariscotta's economic climate increases job growth in designated sectors.*

- Policy #7.1: Coordinate with regional partners as necessary to support economic development.*
- Policy #7.2: Coordinate with neighboring towns to support small and locally-owned businesses.*
- Policy #7.3: Support local entrepreneurs, home businesses, and cottage industry.



Goal: Local infrastructure supports the ability to walk or bicycle to local businesses.*

- Policy #7.4: Financially support needed alternative transportation improvements that will support economic development.*



Goal: Civic and social amenities are supported and robust.

- Policy #7.5: Continue to collaborate with non-profit partners to provide civic and social amenities within the community.



Goal: Utility capacity will support economic development.*

- Policy #7.6: Provide the latest high speed broadband and universal wireless telecommunication.
- Policy #7.7: Collaborate with Great Salt Bay Sanitary District to invest in sewer and water infrastructure.*
- Policy #7.8: Improve energy resilience to prevent frequent power outages.*



Goal: Damariscotta's economy is resilient to the effects of climate change.

- Policy #7.9: Mitigate the impacts of climate change on the Town's economy.*



Goal: Damariscotta's role as a small-town service center benefits the community.

- Policy #7.10: Strengthen and/or support the expansion of existing infrastructure and systems that support quality of life for a growing regional workforce, including housing, childcare, education, transportation, and broadband.
- Policy #7.11: Pursue opportunities that mitigate tax burden on residential property owners.*
- Policy #7.12: Encourage tax base growth in order to maintain the town's service center benefits: historic, cultural, medical, conservation assets.



Goal: Growth maintains a traditional New England development pattern.

- Policy #7.13: Limit "big-box" stores and focus on compatible scale with the existing development pattern.
- Policy #7.14: Promote new mixed-use development in identified nodes located throughout the community.

Note: Goals and Policies with an asterisk (*) are required by the state to be included in the Comprehensive Plan in order for it to be found consistent with the Growth Management Act (per M.R.S.A. Title 30-A §4326).

HOUSING



Issues



Lack of affordable housing



General housing availability



Lack of rental housing

Opportunities



Amending land use regulations to spur housing production



Better understanding short-term rentals



Housing in close proximity to services would reduce GHG emissions

Recommendations:



Goal: Housing opportunities in Damariscotta are affordable for a range of incomes.*

Policy #8.1: Encourage and promote workforce housing in strategic locations to support economic development of the community and region.*

Policy #8.2: Encourage and support the efforts of the regional housing coalitions in addressing affordable and workforce housing needs.*

Policy #8.3: Aim for at least 30% of all new residential development in the next decade to be subsidized/regulated affordable or workforce housing.

Policy #8.4: Work with current affordable housing property owners to maintain existing affordable housing in the community.



★ Goal: Housing options exist to accommodate a diverse range of households and lifestyles.

Policy #8.5: Ensure that land use controls allow for the kinds of residential development that the community desires and needs.*

Policy #8.6: Make strategic investments in the kinds of housing that the community desires and needs.

Policy #8.7: Understand the short-term rental situation in Damariscotta.



Goal: Housing in the community is safe and secure.*

Policy #8.8: Ensure that existing housing units in Damariscotta meet safety standards.



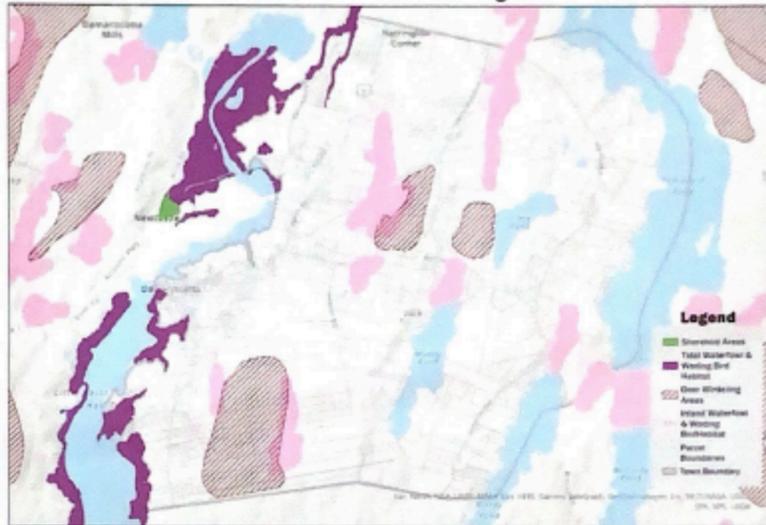
Goal: New housing is located near existing services. ★★

Policy #8.9: Protect rural areas and natural settings without existing infrastructure by encouraging new housing development at greater densities in Growth Areas already served by public infrastructure (sewer, water, sidewalks and roadways, broadband internet, three-phase power).

Note: Goals and Policies with an asterisk (*) are required by the state to be included in the Comprehensive Plan in order for it to be found consistent with the Growth Management Act (per M.R.S.A. Title 30-A §4326).

NATURAL RESOURCES

Animal Habitats in the Region



Issues



Climate change impacts



Development adjacent to wetlands



Stormwater runoff

Opportunities



Adoption of ordinances meant to limit pollution



Collaboration with local land trusts



Goal: The community's critical natural resources (including but not limited to: wetlands, wildlife and fisheries habitat, shorelands, scenic vistas, and unique natural areas) are well protected and healthy.*

Policy #4.1: The community's critical natural resources (including but not limited to: wetlands, wildlife and fisheries habitat, shorelands, scenic vistas, and unique natural areas) are well protected and healthy.*

Policy #4.2: Ensure local ordinances include up-to-date methods and best practices for wetland protection.

Policy #4.3: Protect and restore local wildlife habitats.

Note: Goals and Policies with an asterisk (*) are required by the state to be included in the Comprehensive Plan in order for it to be found consistent with the Growth Management Act (per M.R.S.A. Title 30-A §4326).

HISTORIC & ARCHEOLOGICAL RESOURCES

Issues



Development in areas not currently locally protected



Lack of data and information on location of archeological resources



★ Sea-level rise and storm surge impacts

Opportunities



Working to protect identified historic districts



Provide guidance to historic property owners on adapting their historic buildings to floods

Sea-Level Rise & Storm Surge Scenarios



Recommendations:



★ **Goal: The impacts of flooding on downtown historic buildings are mitigated.**

Policy #2.1: Assess the impacts of weather events and what types of adaptation measures are appropriate for historic properties.



★ **Goal: Historic and archaeological resources in the community are preserved.***

Policy #2.2: Protect identified historic and archaeological resources in the community, through regulation when necessary.*

Policy #2.3: Update the existing inventory [of historic and archeological resources] and investigate potentially overlooked historic and archeological resources in the community.

Policy #2.4: Actively preserve, protect, and complement the historic features of the Main Street Historic District.



Goal: Connections with and awareness of local history are promoted.

Policy #2.5: Collaborate with local institutions, clubs, and enthusiasts to develop educational and entertainment programs.

Note: Goals and Policies with an asterisk (*) are required by the state to be included in the Comprehensive Plan in order for it to be found consistent with the Growth Management Act (per M.R.S.A. Title 30-A §4326).

TRANSPORTATION



Goal: Transportation infrastructure efficiently accommodates the Town's growth and economic development.*

Policy #10.1: Maximize the functionality and efficiency of state and state-aid roads.*

Policy #10.2: Advocate for the return of rail travel to the region.

Policy #10.3: Project potential costs of capital investments, maintenance, and operations of the local transportation network beyond one fiscal year for policy-making and planning purposes.*



Goal: Transportation systems meet local and regional needs safely and efficiently.*

Policy #10.4: Balance the needs of all users regardless of mode (pedestrians, cyclists, motor vehicles) or ability, by providing a safe and efficient transportation network.

Policy #10.5: Develop a coordinated parking strategy to maximize the function while minimizing the space of parking lots.



Goal: Land use and development patterns complement transportation networks and promote mobility.*

Policy #10.6: Address transportation planning and land use planning together as two parts of the same issue.



Goal: Transportation investments and policies support a more sustainable community.

Policy #10.7: Increase sustainable mobility by investing in active transportation (bicycling and pedestrian) infrastructure improvements.

Policy #10.8: Accommodate the switch to electric vehicles.

Policy #10.9: Minimize local vehicle miles traveled (VMT).*

Note: Goals and Policies with an asterisk (*) are required by the state to be included in the Growth Management Act (per M.R.S.A. Title 30-A §226).

Review for
Presentation +
Sign

Review for
Presentation +
Sign

Plan in order for it

RECREATION

Issues



Lack of active recreation infrastructure



No water access for those with disabilities



Limited parking at Biscay Beach

Opportunities



Adoption of US Access Board policies for water access



Goal: Outdoor recreation opportunities, especially access to surface waters, are protected.*

Policy #9.1: Maintain and improve existing recreational facilities as necessary to meet current and future needs.*

Policy #9.2: Seek to achieve or continue to maintain at least one major point of public access to all major water bodies for boating, fishing, and swimming, and work with nearby property owners to address concerns.*



Goal: Opportunities are provided for both active and passive recreation.

Policy #9.3: Preserve open space for recreational use as appropriate.*

Policy #9.4: Comply with the US Access Board's minimum accessibility guidelines in all new construction to ensure that all Damariscotta residents, regardless of age or ability, have access to both active and passive recreational amenities (including water access).

Policy #9.5: Identify and acquire open space within the Growth Area for recreational purposes.

Note: Goals and Policies with an asterisk (*) are required by the state to be included in the Comprehensive Plan in order for it to be found consistent with the Growth Management Act (per M.R.S.A. Title 30-A §4326).

WATER RESOURCES

Issues



Increased precipitation



PFAS



Erosion



Invasive species

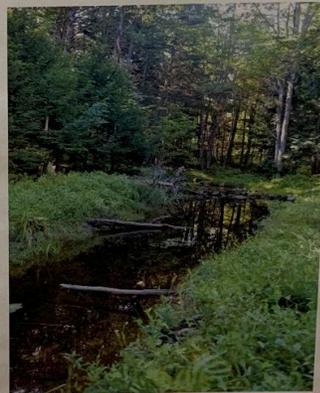
Opportunities



Further collaboration with
GSBSD



PFAS testing from Maine DEP



Goal: The quality of water resources (including lakes, aquifers, ponds, estuaries, rivers, and coastal areas) is protected.*

Policy #3.1: Protect current and potential drinking water sources.*

Policy #3.2: Collaborate with Great Salt Bay Sanitary District to ensure high water quality of the Town's drinking supply.*

Policy #3.3: Minimize pollution discharges through the upgrade of existing public sewer systems and wastewater treatment facilities.*

Policy #3.4: Protect significant surface water resources from point and nonpoint source pollution.*

Policy #3.5: Protect water resources while accommodating development within Growth Areas.*

Policy #3.6: Collaborate with neighboring communities and regional/local advocacy groups to protect water resources.*

Note: Goals and Policies with an asterisk (*) are required by the state to be included in the Comprehensive Plan in order for it to be found consistent with the Growth Management Act (per M.R.S.A. Title 30-A §4326).

PUBLIC FACILITIES & SERVICES

Issues



Sanitary District policy not to fund water and sewer extensions



Lack of broadband internet in certain areas



Lack of affordable housing

What about recycling?

Opportunities



Use of public infrastructure locations to guide development

Sewer Line Locations



Goal: Public facilities and services efficiently accommodate anticipated growth and economic development.*

- Policy #11.1: Identify public service needs and develop efficient, actionable strategies to meet them.*
- Policy #11.2: Provide public facilities and services that promote and support development in identified Growth Areas.*
- Policy #11.3: Finance existing and future facilities and services in a cost effective manner.*
- Policy #11.4: Continue to explore grants available to assist in the funding of capital and maintenance investments within the community.*
- Policy #11.5: Reduce Damariscotta's tax burden by staying within LD 1 spending limitations.*
See also Policy #7.12.

Goal: The Town considers the impacts of a changing climate in its capital investment planning.

- Policy #11.6: Plan and implement strategies to create a more resilient community.

Goal: Communication between the Town government and Damariscotta citizens is proactive and transparent.

- Policy #11.7: Ensure ongoing and regular maintenance of the Town's established communication channels.

Note: Goals and Policies with an asterisk (*) are required by the state to be included in the Comprehensive Plan in order for it to be found consistent with the Growth Management Act (per M.R.S.A. Title 30-A §4326).