

2014 DAMARISCOTTA COMPREHENSIVE PLAN  
Public Meeting – October 2, 2013

**EMERGENT THEMES**

Structure the Damariscotta economy, the future land use pattern and the 2014 Comprehensive Plan on the principal of 'Becoming Better Not Bigger' such that the 2014 Comprehensive Plan seeks to:

- (1) Determine the Town's existing assets, understand how they inter-relate or could better relate in order to maximize their beneficial effects upon the economy and community.
- (2) Such assets are the historic downtown, the harbor and associated parking area, the harbor mooring field, the tidal River and its shoreline, Great Salt Bay, the DRA Headquarters, RoundTop, Shell Middens, PWA, Miles Hospital and associated housing and professional services, the local/regional arts community, aquaculturists and other fishermen, the talents of residents generally who love this town.
- (3) Successful communities cultivate and maintain at least three types of spaces: (a) domestic spaces by providing a full range of housing choices; (b) a full range of work spaces from home occupations to workshops to entrepreneurial start-up places to traditional office, wholesale and retail spaces; and (c) 'third-spaces' so called, informal gathering spaces for social interaction like Lincoln County Theater Bookstore Café, Waltz Drug soda counter in Renys, Skidompha Library and the like.
- (4) Retirees have expressed a desire to age-in-place (e.g. live-in-place) in the community by being able to downsize from their larger single-family houses to smaller garden apartments, other condos or within one or two apartments carved out of their own single-family houses or someone else's house.
- (5) Support more service working young families by encouraging more housing choice and affordability to support the local economy for nurses, teachers, retail sales personnel, office workers and the like.
- (6) Use the DRA report card on water quality issues of the Damariscotta River and Bay to support all State, Darling Center and Bigelow Labs initiatives to monitor water quality parameters to support the local aquaculturists, other fishermen and recreational boating.
- (7) Pursue Brownfield remediation on public property, where needed, to enhance the role of the Town's Public Works Department in supporting the tourist economy of the Town by maintaining the quality of the Town's public spaces ( such as converting the former dump into town recreational facilities or the Harbor parking area into a multipurpose park/parking lot).
- (8) Actively cooperate with the local arts community in promoting the Town's assets as arts venues. These assets include: RoundTop complex, Salt Bay Chamber concerts and local galleries.
- (9) Cooperate in installing state-of-the-art rapid broadband wired and wireless telecommunication facilities to support home occupation professional and other businesses for residents of the town.
- (10) Emphasize walking and bicycling sidewalks and other facilities to support the safety and convenience of school-age, retiree and recreational mobility which eventually would tie together important destinations in the community: GSB School, Miles Complex, Newcastle Railroad Station, the downtown village, East Coast Greenway and the like.