SCENIC ASSESSMENTS
What...Why...How

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Department of Agriculture, Conservation, and Forestry

Terry DeWan
Danielle Matkoskey
Terrence J. DeWan & Associates

Maine Land Conservation Conference
April 24, 2015

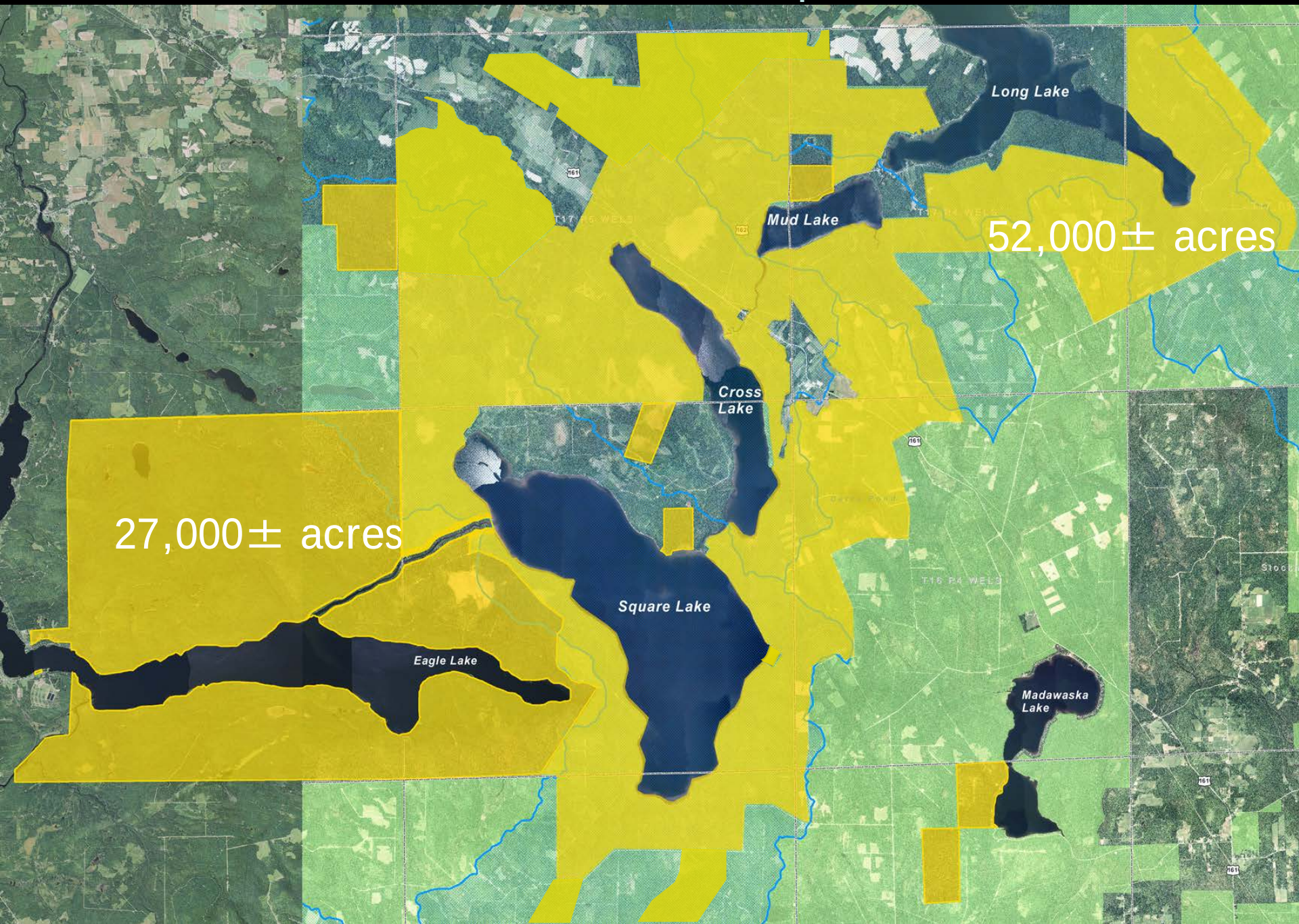







TJD&A

Concept Plan FISH RIVER LAKES





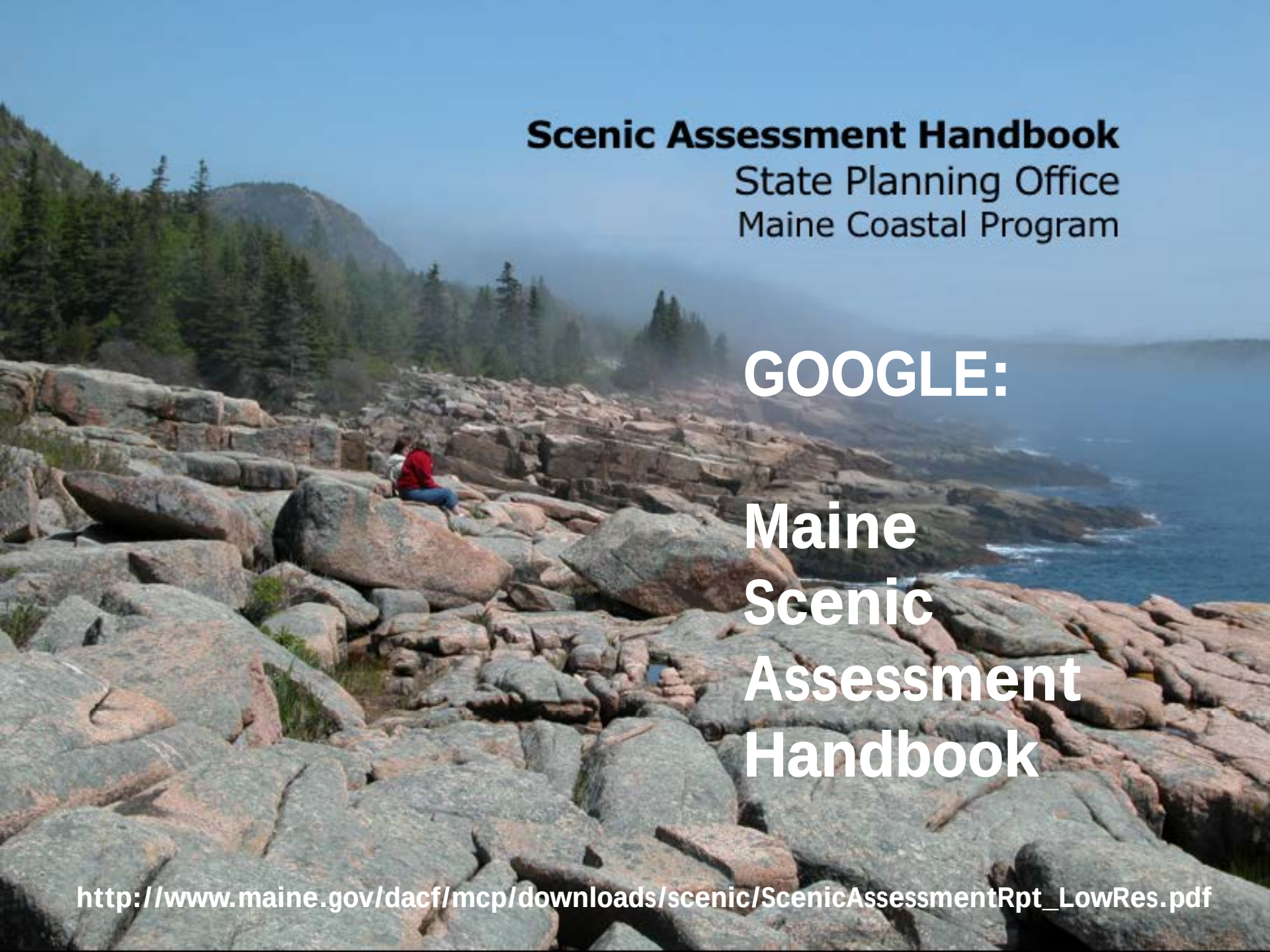





VIAs

Why Are YOU Here?





GOOGLE:

Maine Scenic Assessment Handbook

http://www.maine.gov/dacf/mcp/downloads/scenic/ScenicAssessmentRpt_LowRes.pdf

SCENIC ASSESSMENTS

What are they?

Why are they important?

What's been done already?

How can they be used?

How do they relate to comprehensive plans / zoning?

What new tools are available?


WHAT IS A
SCENIC INVENTORY?
WHAT IS A
SCENIC ASSESSMENT?


A **scenic inventory** is a means of identifying, describing, and mapping a community's **scenic resources**.



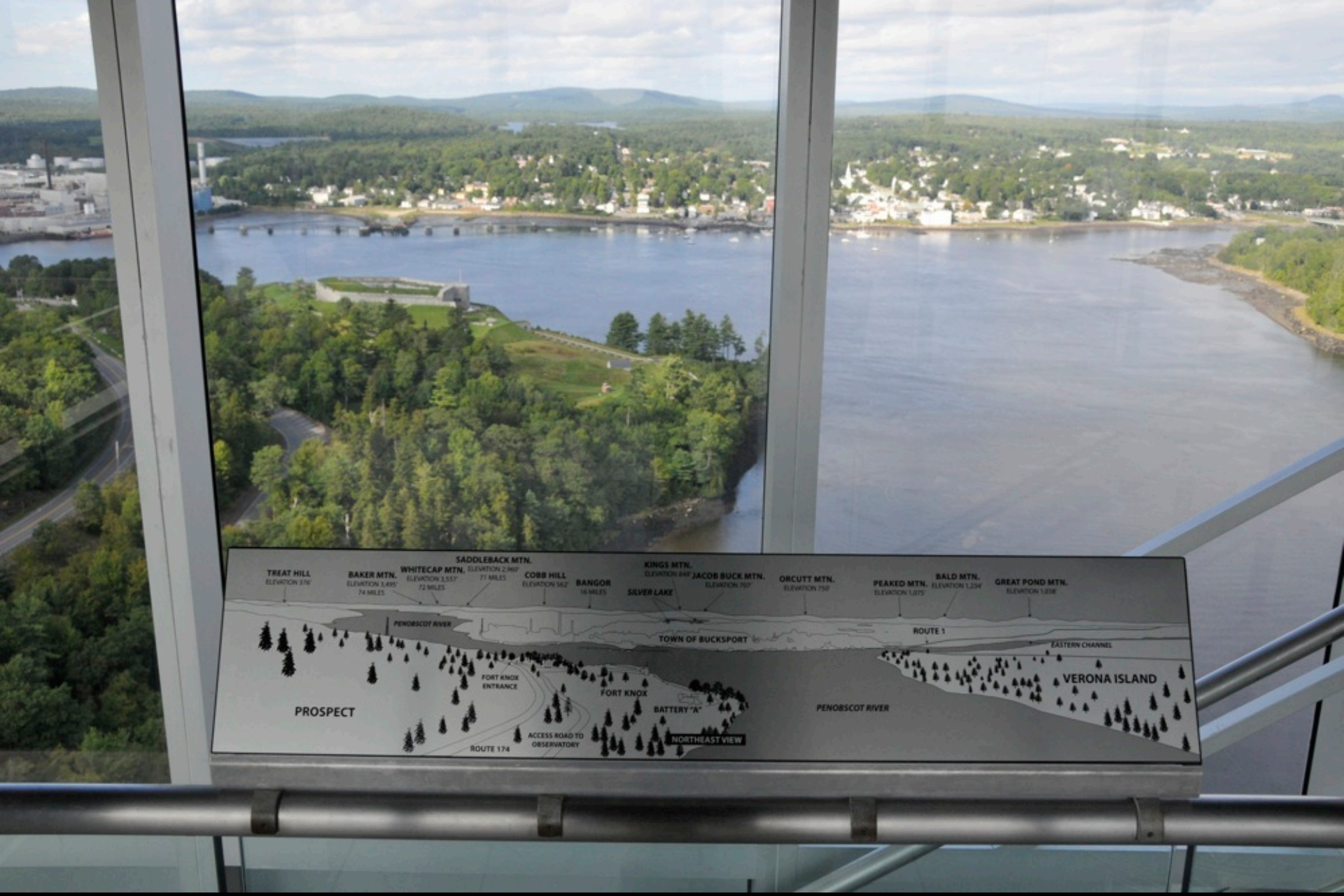
A **scenic inventory** is a means of identifying, describing, and mapping a community's **scenic resources**… those public areas, features, and sites that are recognized, visited, and enjoyed by the general public for their inherent visual qualities.



A **scenic assessment** evaluates information gathered in a scenic inventory and provides information that can be used to make land use decisions.



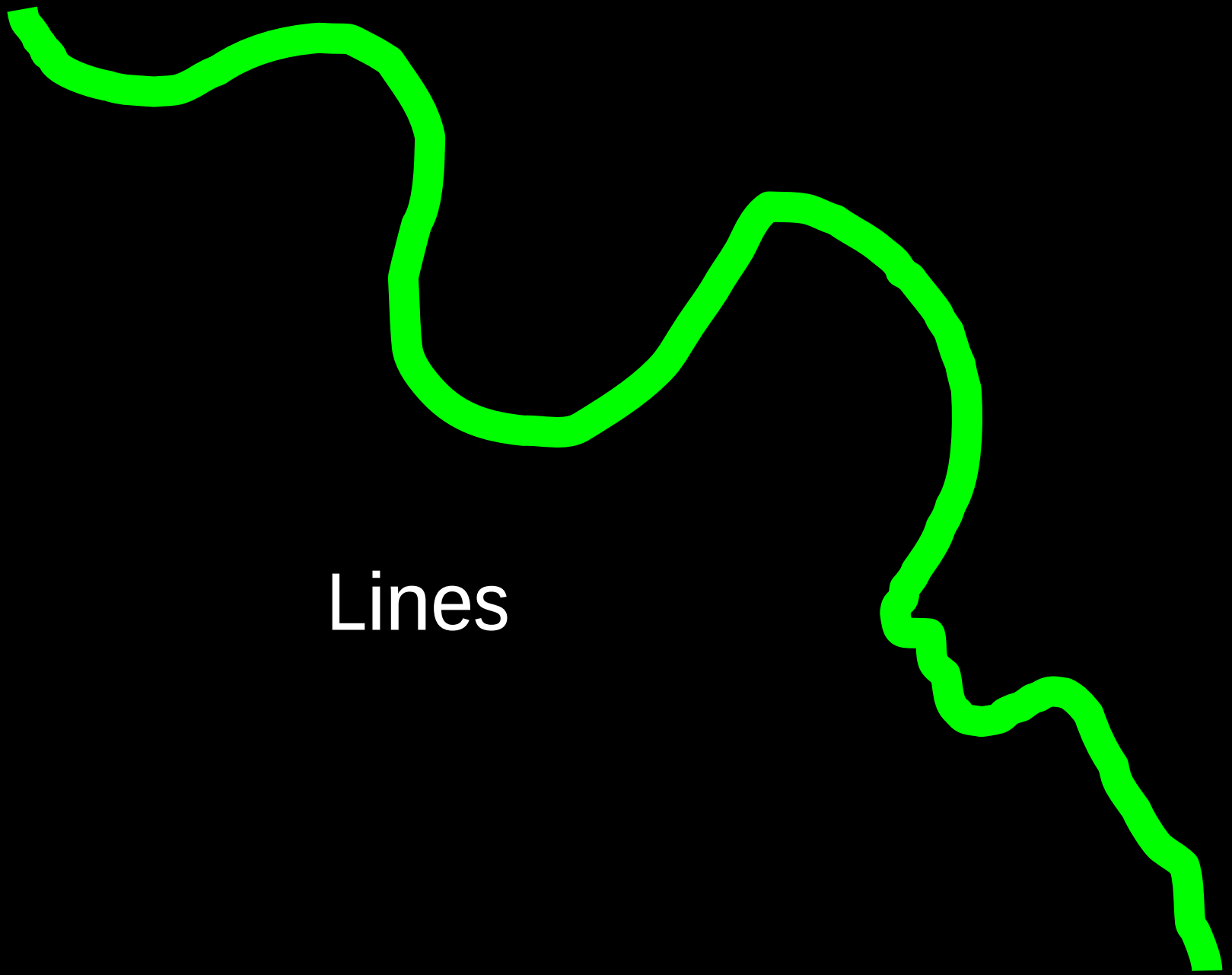
Points



Viewpoint / Overlooks

Focal Points





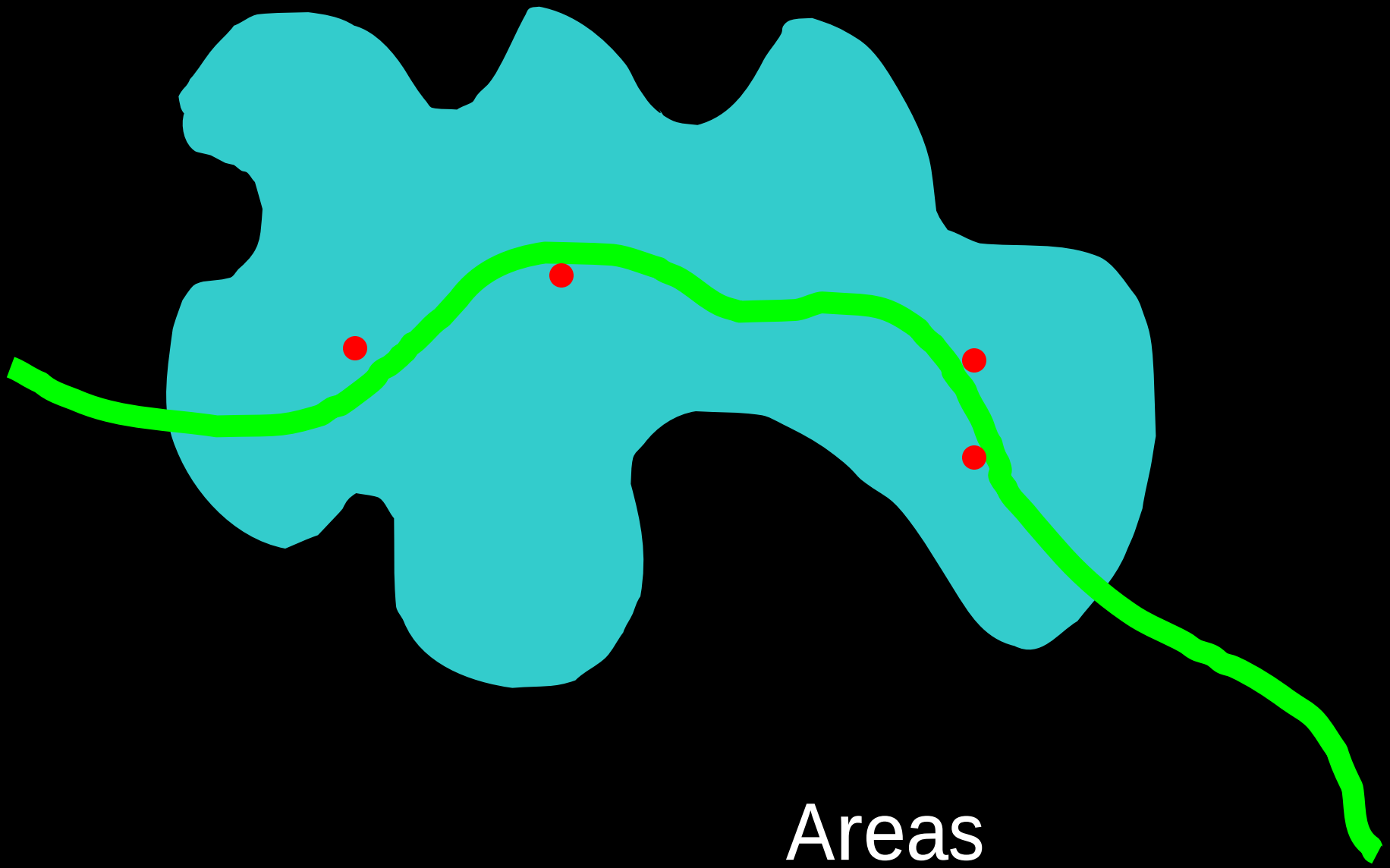
Lines







Linear Features


Areas

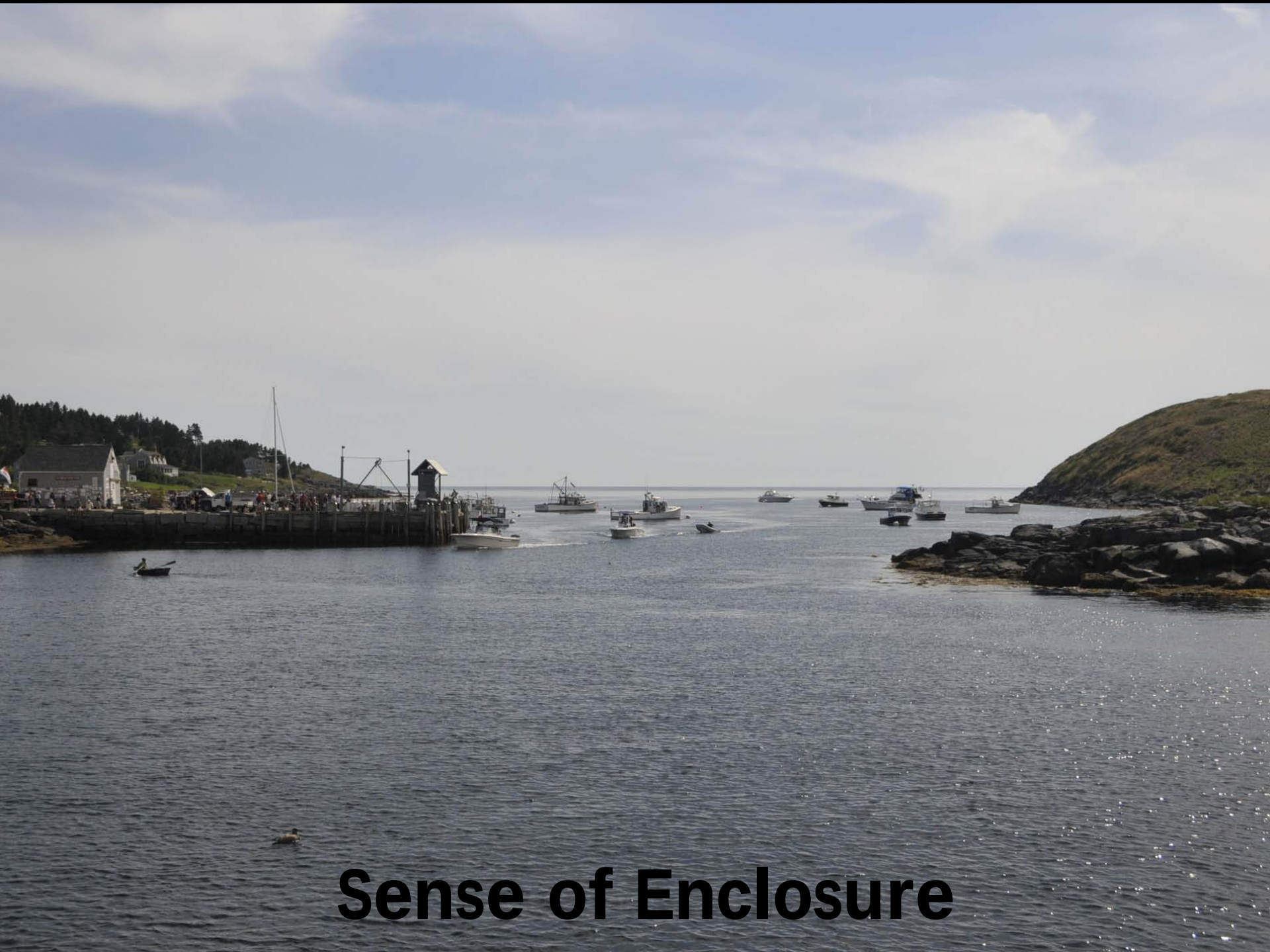


Scenic Area


WHAT MAKES AN AREA SCENIC?
A few examples...


Variety • Complexity • Diversity


Visual Access to Water



Sense of Enclosure


Natural Landscapes



Symbolic Features



Traditional Land/Water Uses



Landscape Condition


Vegetative Patterns


Cohesiveness • Mystery

WHY ARE SCENIC INVENTORIES IMPORTANT?

- Understanding a community's uniqueness
- Basis for determining what needs protection
- Enables pro-active planning and prioritization
- Provides the basis for certain zoning ordinances and standards





Increasing Pressures on Resources





Increasing Pressures on Resources



Scale of Development Increasing



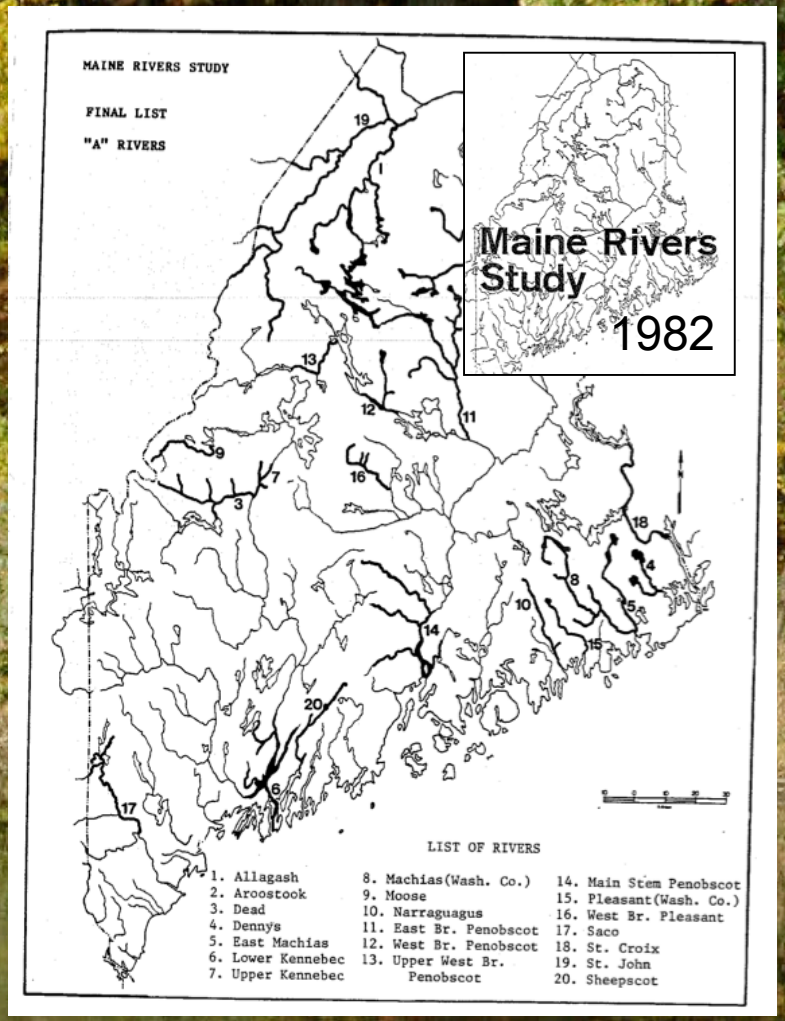
New Forms of Development



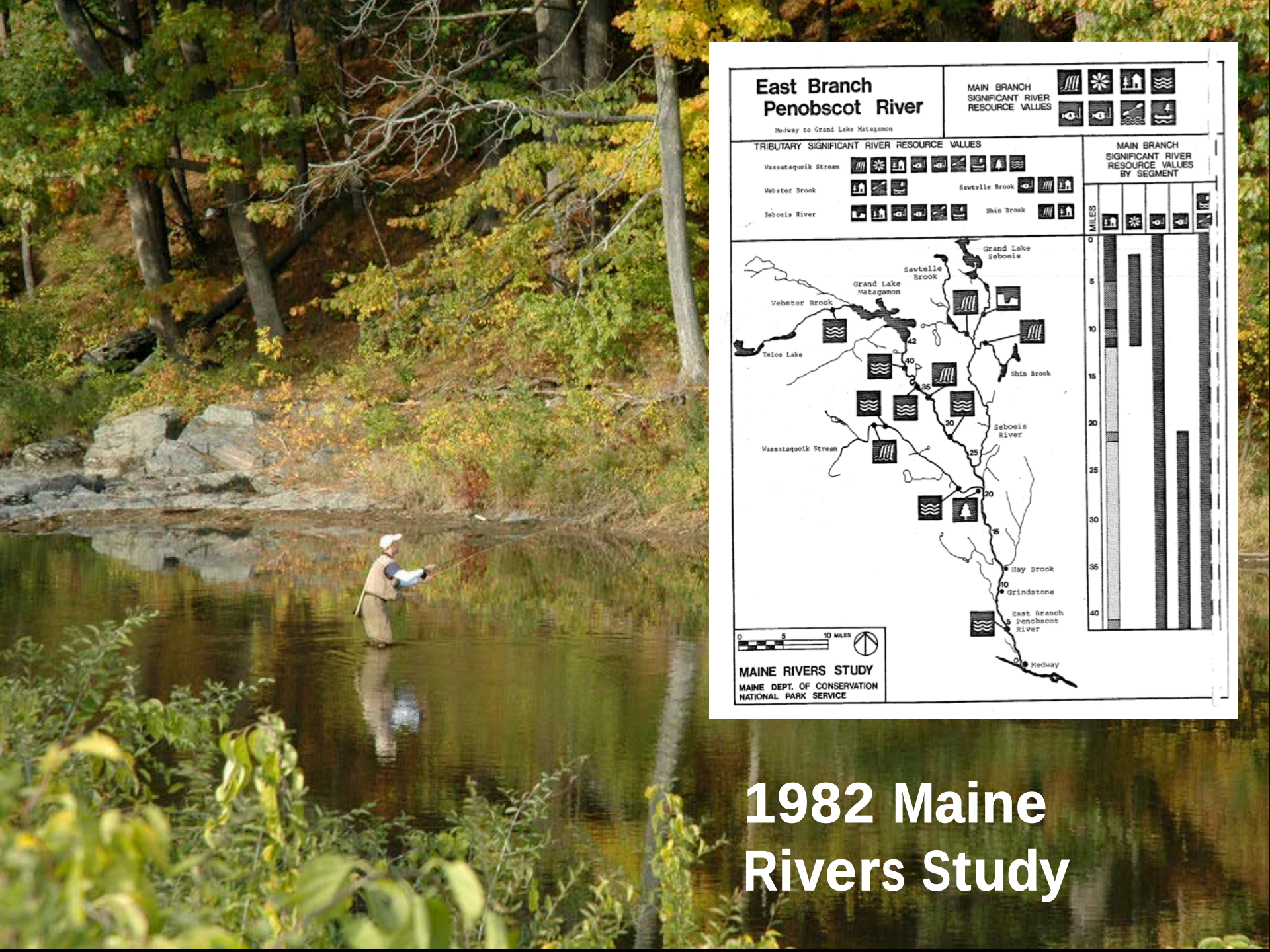
Comprehensive Plans, which include scenic inventories, form the basis for zoning / land use ordinances.



A BRIEF HISTORY OF SCENIC INVENTORIES IN MAINE



1982 Maine Rivers Study



1982 Maine Rivers Study

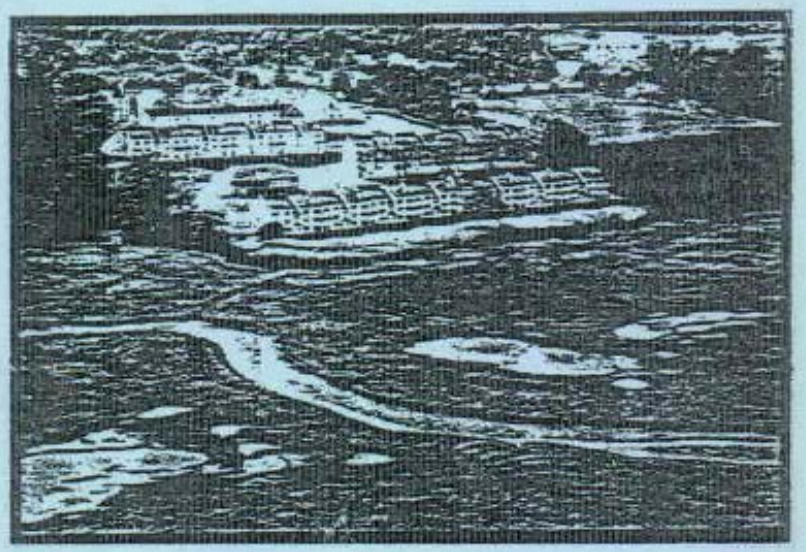
A PROPOSED METHOD FOR COASTAL SCENIC LANDSCAPE ASSESSMENT

With Field Test Results For

Physiographic Region I
Kittery to Scarborough

and

Physiographic Region II
Cape Elizabeth to South Thomaston



Developed and Written by:

Holly Dominie, Director of Natural Resource Policy Unit
Mary Droege, Natural Resources Planner

with assistance from:

Patricia Gaston, Paul Gobster, and
Richard Kelly

Field assistants: Bridget Everhart
Kristine Johnson, Jean Scudder

October, 1987

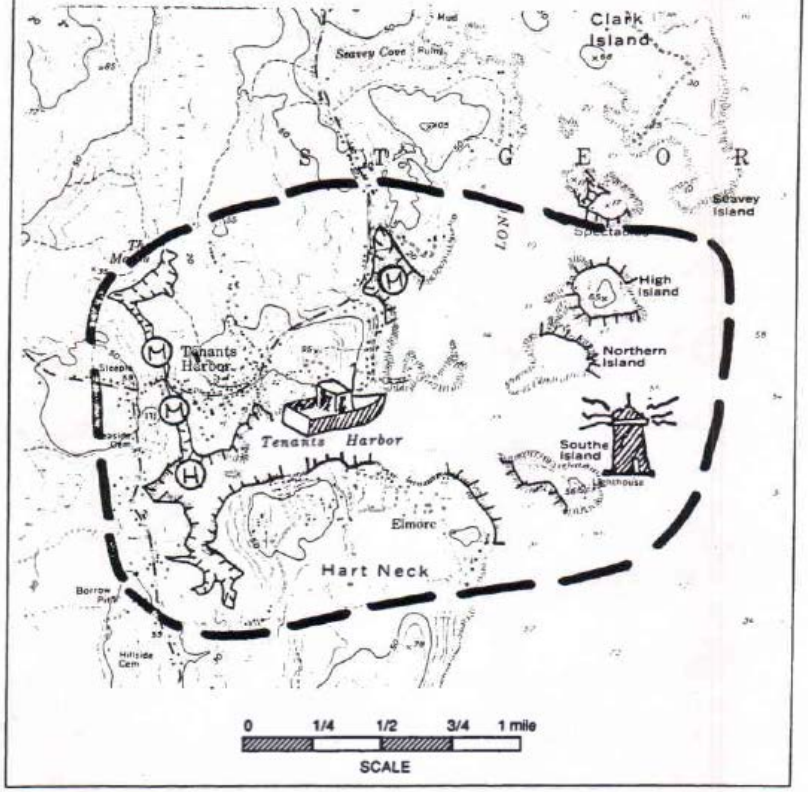
Name: Tenants Harbor Code: RIISG01
Town (s): St. George County: Knox

1986
Coastal Scenic Inventory
Results - Region I

Potential Scenic Areas
Proposed for Field Verification

State Planning Office
184 State Street
Augusta, Maine 04333
289-3261

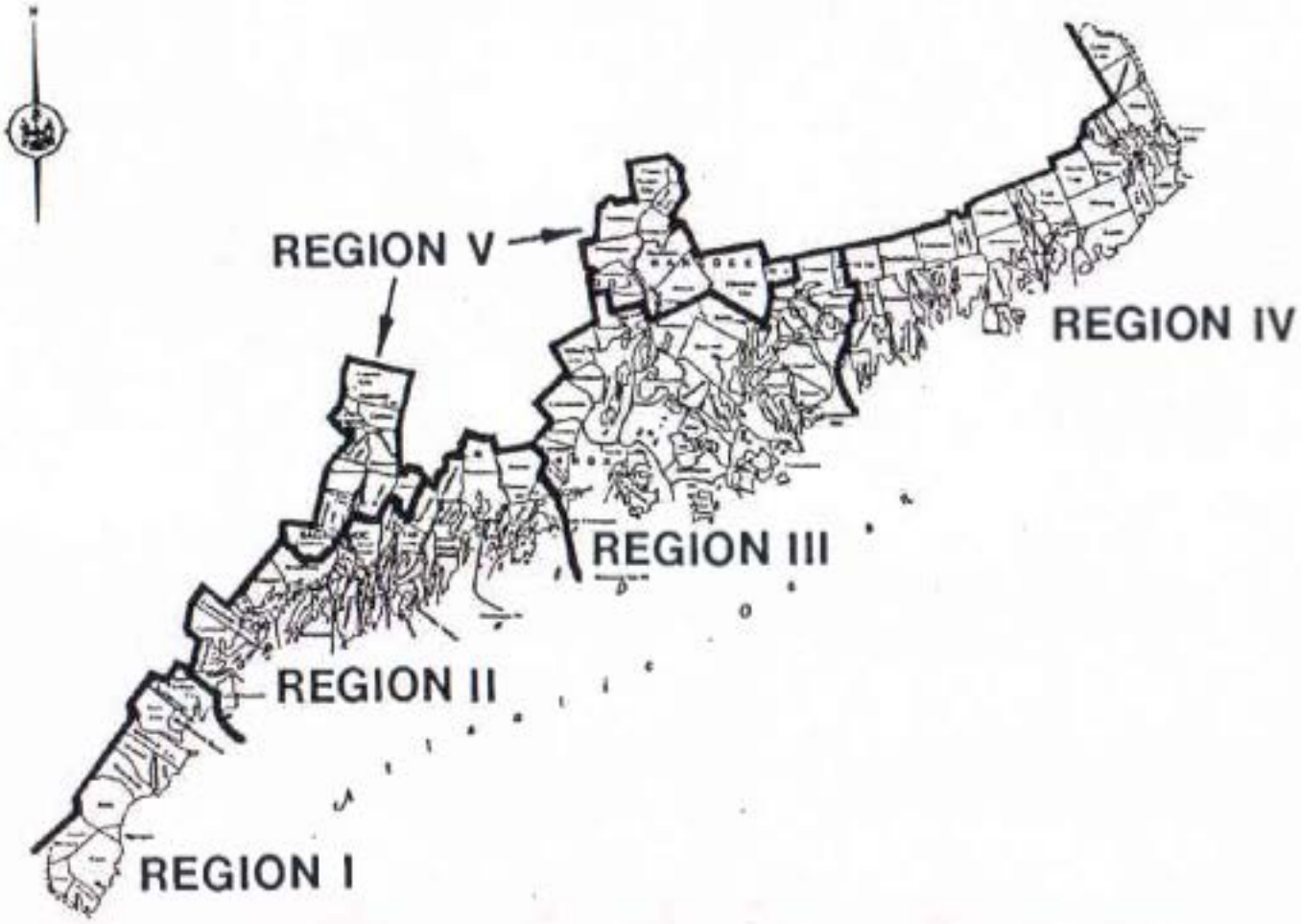
	Presence	Scenic Indicators
I	X	Views of Water: High 1 Medium 3 Low
II		Open Areas:
III		Topography: Elevation Slope
IV	X	High Shoreline Configuration:
V	X	Special Scenic Features: Lighthouses 1
		Traditional Harbors 1 Beach
	3	Total Indicators Present Rank: Medium-3



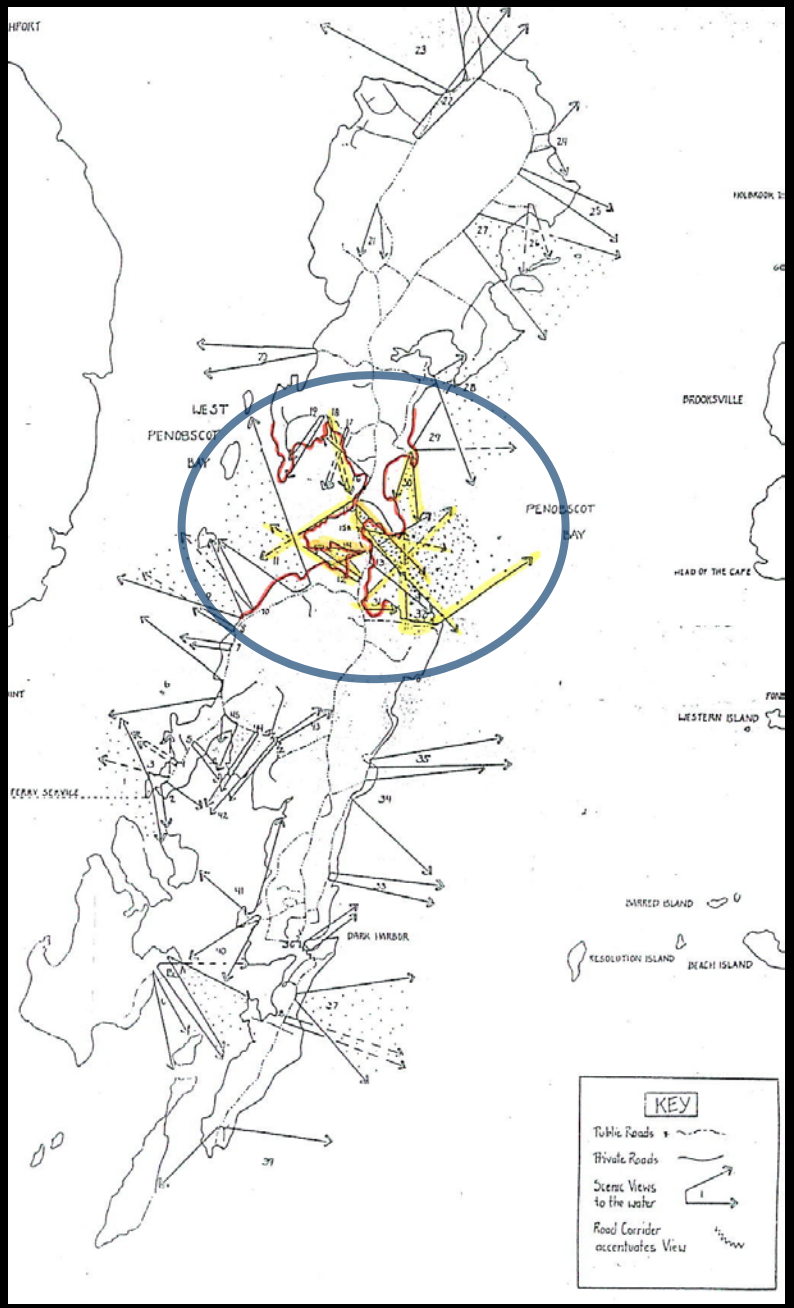
1986 SPO Coastal Scenic Inventory

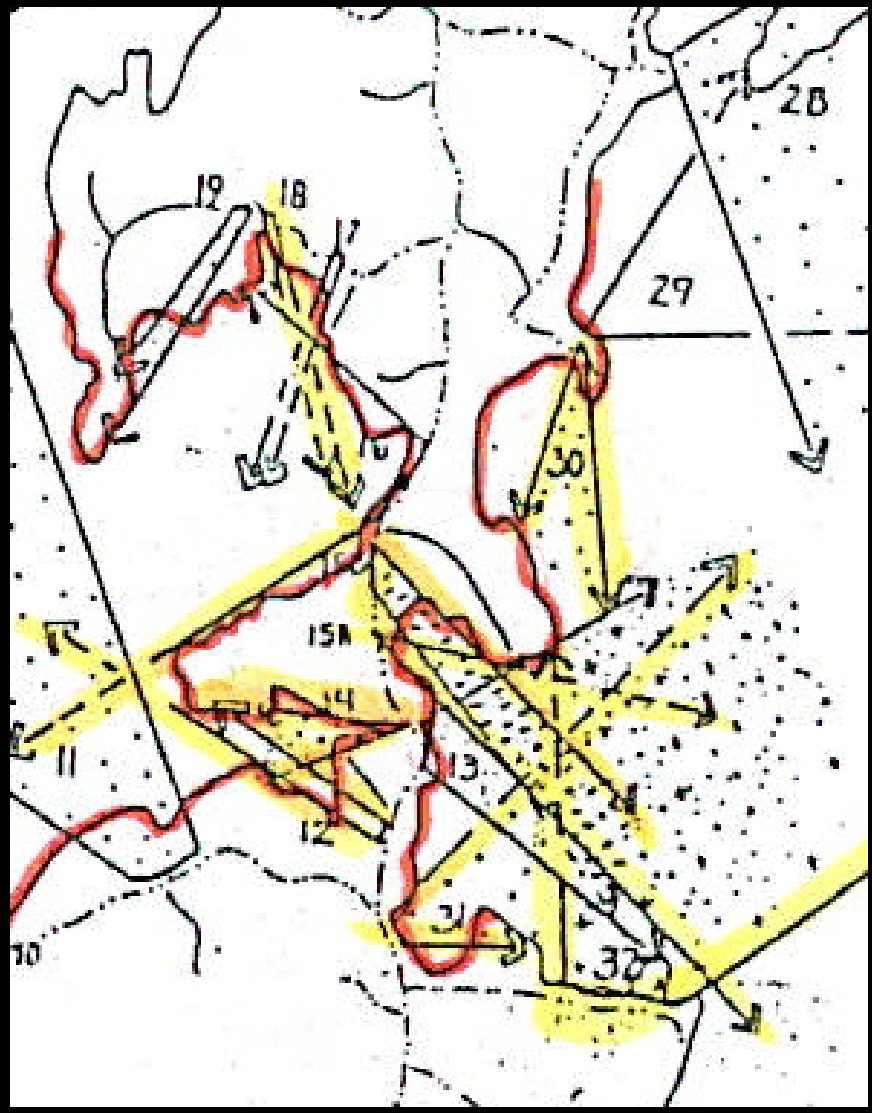
PHYSIOGRAPHIC REGIONS

OF THE MAINE COAST



ADAPTED
FROM The Natural Regions of Maine
by Paul Adamus, 1978.





1987 Islesboro Scenic Views Map

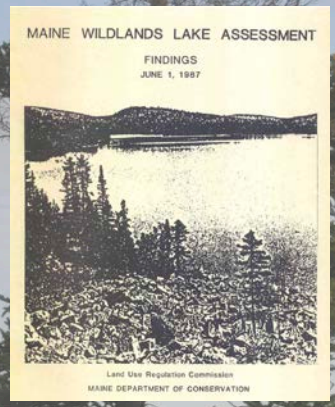
Relief

Unique Features

Shoreline Configuration

Vegetative Diversity

Inharmonious Development

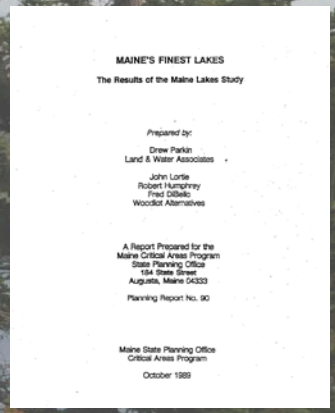

MAINE WILDLANDS LAKE ASSESSMENT

FINDINGS

JUNE 1, 1987

Land Use Regulation Commission

MAINE DEPARTMENT OF CONSERVATION


MAINE'S FINEST LAKES

The Results of the Maine Lakes Study

Prepared by:

Drew Parkin
Land & Water Associates

John Lortie
Robert Humphrey
Fred DiBello
Woodlot Alternatives

A Report Prepared for the
Maine Critical Areas Program
State Planning Office
184 State Street
Augusta, Maine 04333

Planning Report No. 90

Maine State Planning Office
Critical Areas Program

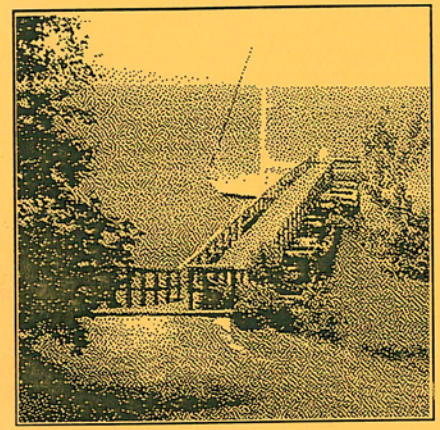
October 1989

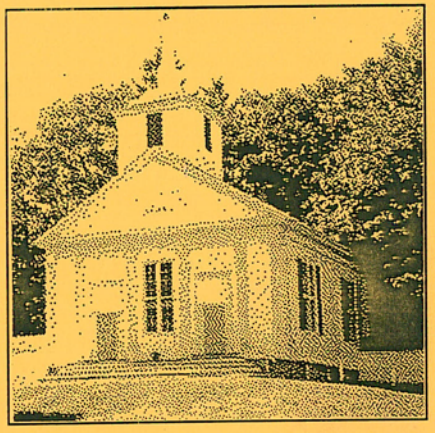
1987: Maine Wildlands Lake Assessment

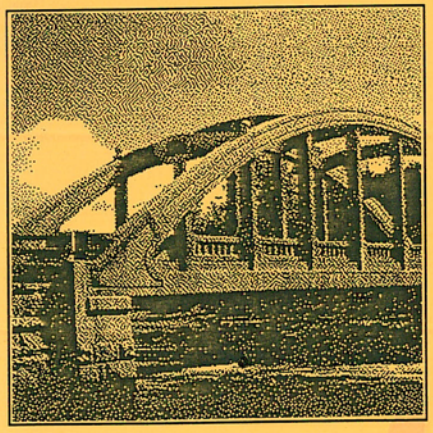
1989: Maine Lakes Study

SCENIC INVENTORY
MAINLAND SITES OF PENOBSCOT BAY

CRITICAL AREAS PROGRAM OF THE MAINE STATE PLANNING OFFICE



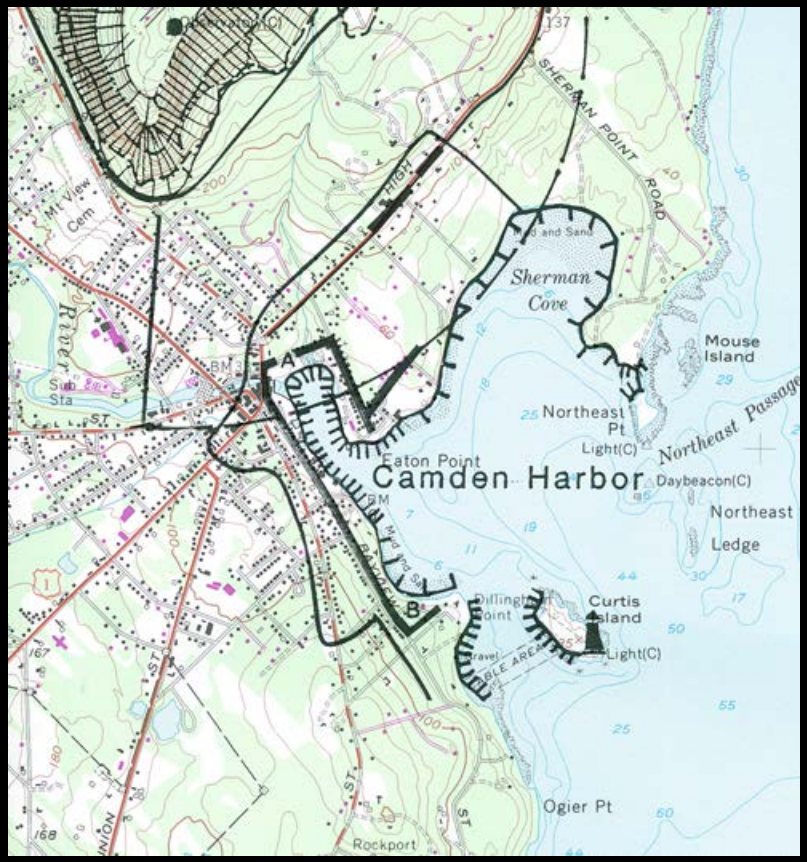






AUGUST 1990

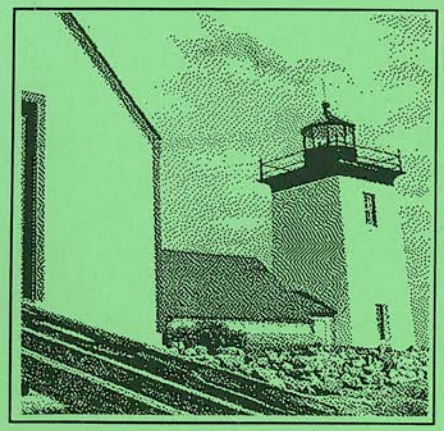
TERRENCE J. DEWAN & ASSOCIATES, Yarmouth, Maine
BRISTOL DESIGN AND PLANNING, Canandaigua, New York

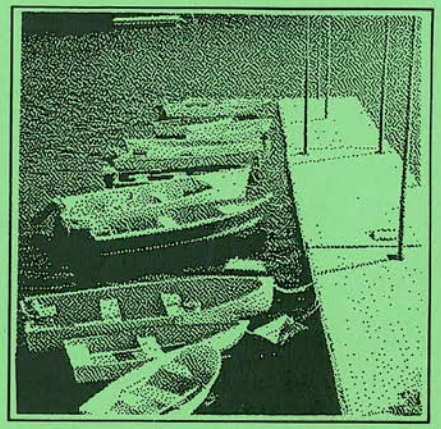


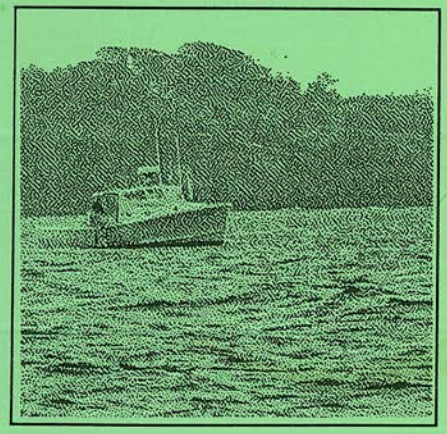
1990 SPO/CAP Scenic Inventory Penobscot Bay

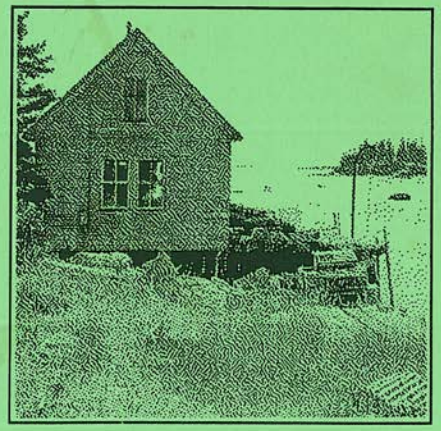
SCENIC INVENTORY
Islesboro, Vinalhaven, North Haven, and Associated Offshore Islands

CRITICAL AREAS PROGRAM OF THE MAINE STATE PLANNING OFFICE









TERRENCE J. DEWAN & ASSOCIATES
YARMOUTH, MAINE

JUNE 1992

1992 SPO/CAP Scenic Inventory Pen Bay Islands

Scenic Area Evaluation Form

Scenic Area **Islesboro Harbor** Code **IS-11** Town **Islesboro**
1990 Coastal Scenic Inventory Critical Areas Program Maine State Planning Office

Scenic Evaluation

SI: Special Interest
SC: Scoring
IP: Indicators Present

SI	SC	IP	
	3	X	1. Landform
			Elevation
			Slope
	3	X	2. Open Land
	6	X	3. Shoreline Configuration
X	9	X	4. Scenic Features
			5. Scenic Quality of Water
	6	X	Duration of View
X	12	X	Type of Water
	6	X	Quality of Horizon
		7	**Indicators Present**
	45		**Desktop Subtotal**
	5		6. Landscape Character
	3		Land Use
	6		Roadside Characteristics
	6		Settlement Characteristics
	6		7. Vegetation
	26		8. Composition & Effect
			Field Evaluation
	71		**TOTAL SCORE**

Viewshed Description

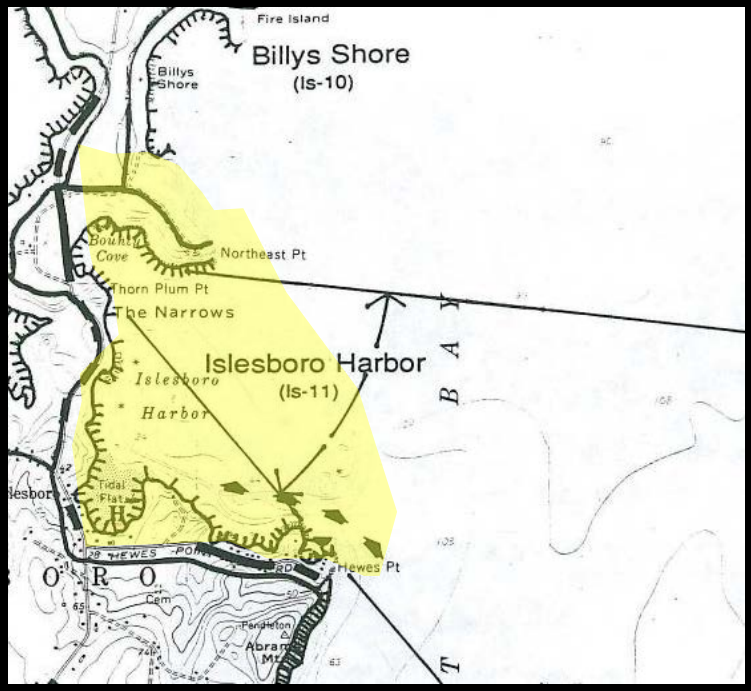
Islesboro Harbor is a complex place of inlets, coves, points, mud flats, and open water, oriented to the east and northeast toward Cape Rosier and East Penobscot Bay. The rating given is a composite of all the component parts of Islesboro Harbor. Most of the harbor is visible from public roads, although its relatively large size and configuration makes it impossible to see all at once. The harbor is composed of several smaller coves and inlets, each divided by evergreen-covered rocky headlands. The majority of the small homes that border the harbor are located along its southern shoreline, clustered around Main Road or Hewes Point Road. The most prominent natural feature is The Narrows, a thin spit of land connecting both halves of the island. A seawall has been built up to protect the roadway from easterlies blowing in from the bay. A clearing above Bounty Cove affords a spectacular view across the Harbor, framed by a group of picturesque old oaks along the shoreline.

Viewshed Management Recommendations

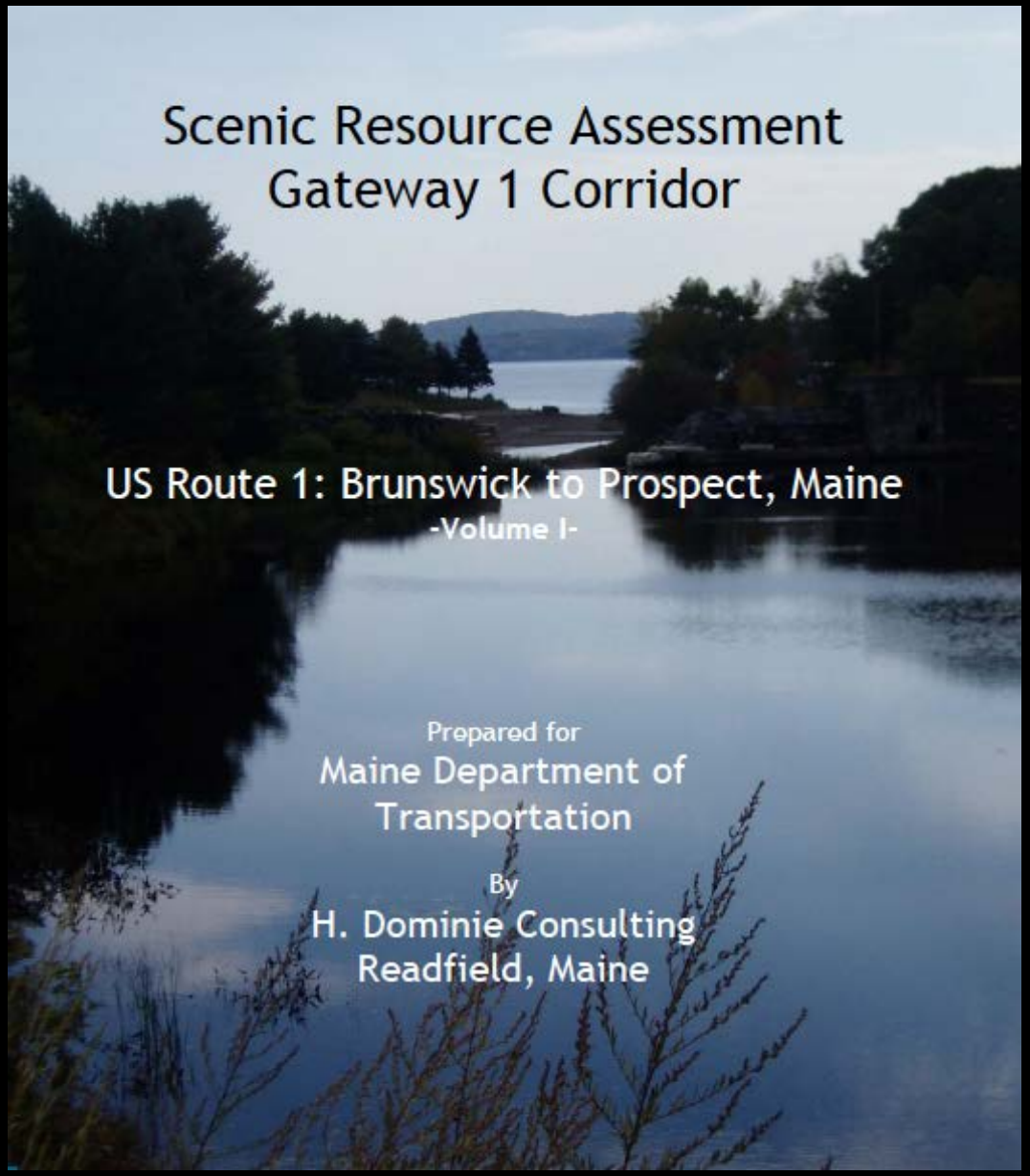
Protection of open fields surrounding Bounty Cove by conservation easements. Scenic easements on Northeast Point and the land east of Main Road.



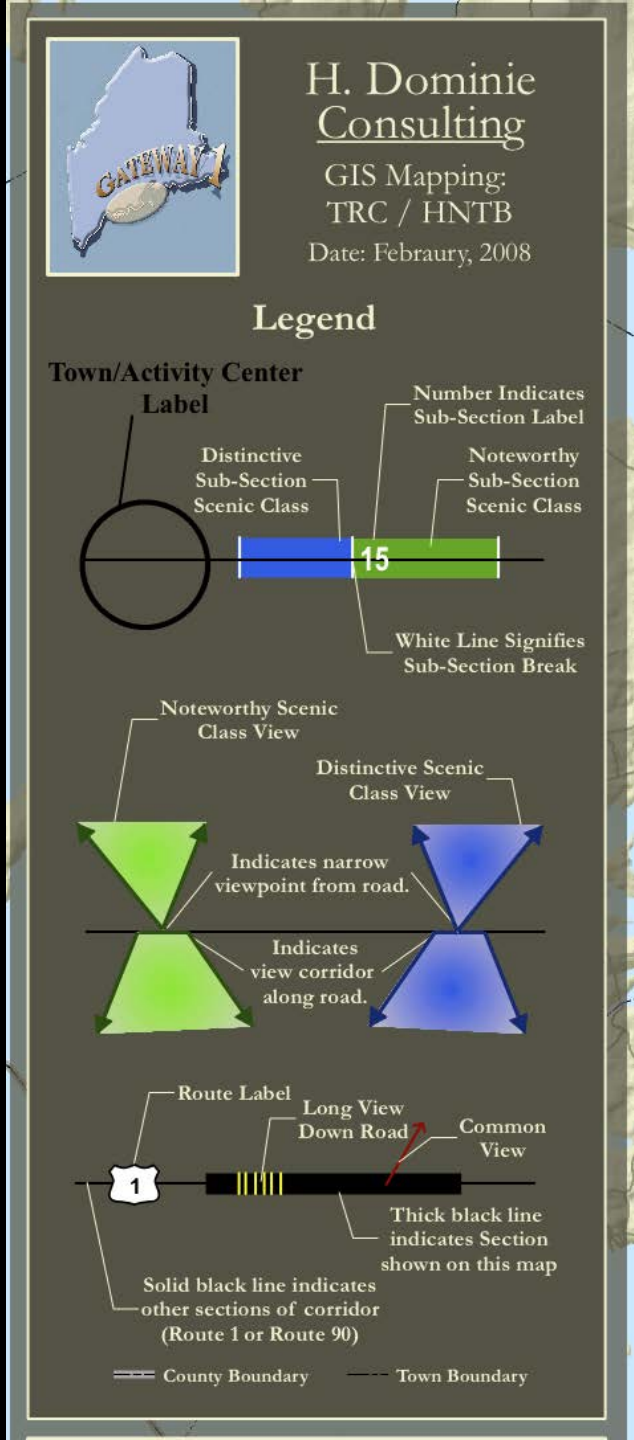
Southerly view of Hewes Point from the Narrows.

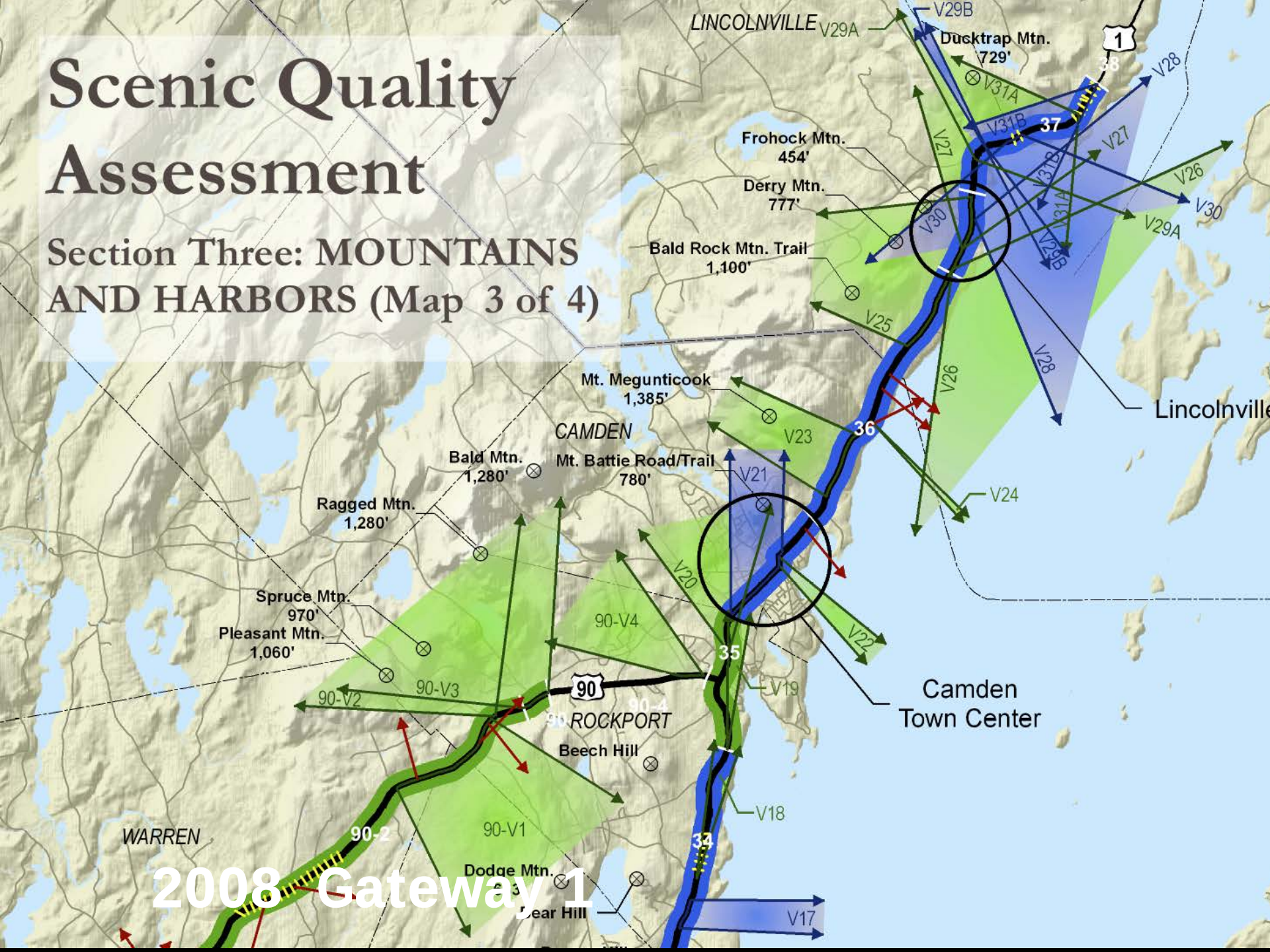


1992 SPO/CAP Scenic Inventory Pen Bay Islands



2008 Gateway 1




Scenic Quality Assessment
Section Three: MOUNTAINS AND HARBORS (Map 3 of 4)
LINCOLNVILLE
V29A
V29B
Ducktrap Mtn.
729'
1
38
V28
V31A
V31B
37
V27
Frohock Mtn.
454'
Derry Mtn.
777'
V30
V26
V29A
Bald Rock Mtn. Trail
1,100'
V25
Mt. Megunticook
1,385'
CAMDEN
V23
36
Lincolnville
Bald Mtn.
1,280'
Mt. Battie Road/Trail
780'
V21
V24
Ragged Mtn.
1,280'
V20
Spruce Mtn.
970'
Pleasant Mtn.
1,060'
90-V4
V22
35
90-V3
90-V2
90
V19
90-4
ROCKPORT
Camden Town Center
Beech Hill
V18
WARREN
90-2
90-V1
34
Dodge Mtn.
V17
2008 Gateway 1


Scenic Assessment Handbook
State Planning Office
Maine Coastal Program
2008

DOWNEAST COASTAL SCENIC INVENTORY

HANCOCK AND WASHINGTON COUNTIES, MAINE



St Croix River, Calais

Prepared for the Maine State Planning Office Coastal Program by the
HANCOCK COUNTY PLANNING COMMISSION &
WASHINGTON COUNTY COUNCIL OF GOVERNMENTS

FEBRUARY 2010

HCPC

WCCOG

Scenic Districts

Downeast Coastal Scenic Inventory, Washington & Hancock Counties

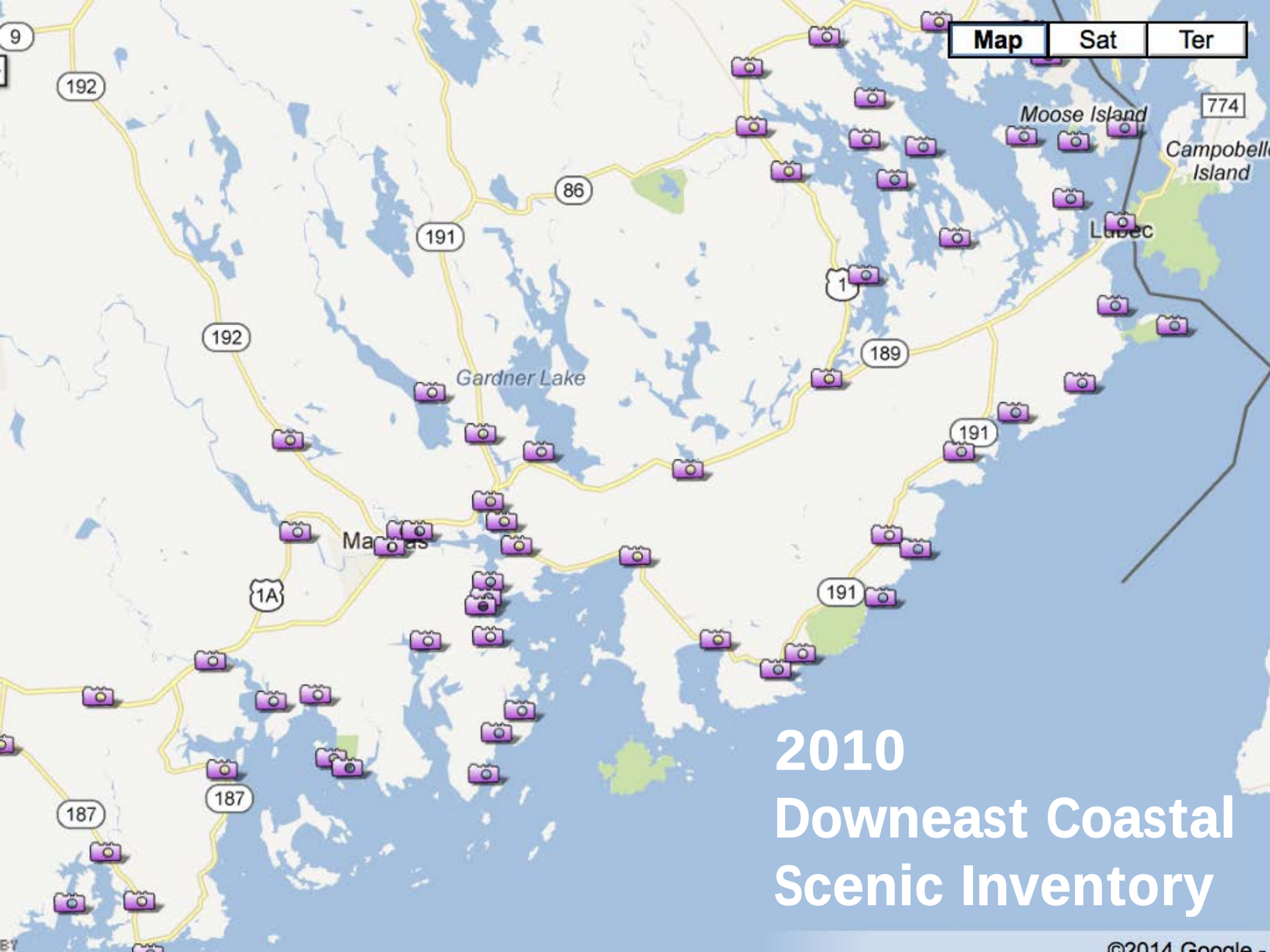


Map prepared by UMM GIS Service Center, June 2009
Source, MEGIS, WCCOG, HCPC



2010

Downeast Coastal Scenic Inventory


Map
Sat
Ter
9
192
86
191
192
Gardner Lake
1A
187
187
Moose Island
774
Campobello Island
Lubec
1
189
191
191
2010
Downeast Coastal
Scenic Inventory
©2014 Google

Scenic area	Head of South Bay	View Points	
County	Washington	District: Cobscook Bay	Subdistricts Cobscook Bay East

DESKTOP ANALYSIS

Land Form	Score	
Elevation	1	
Slope	3	
Open Land	1	
Shoreline	6	
Features	4	Bay, rock cliffs
Scenic Quality of Water		
Duration	3	
Type	4	Small inlet on South Bay
Horizon	3	Enclosed

FIELD ANALYSIS

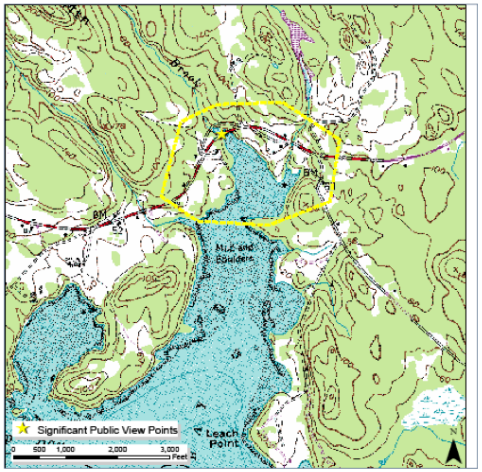
Landscape Characte	Score	
Land Use	4	Typical
Roadside	2	Typical
Settlement	4	Typical
Vegetation	5	Coastal forest, some marsh
Effect	4	
Field Total	**19**	
Desk Total	**25**	
Grand Total	**44**	

Description of Scenic Area:

Head of South Bay is a small scenic area located near the Dennysville Pembroke town line on Route 1. This scenic area includes inlet on South Bay with a salt mash and coastal spruce forests along a highly configure shoreline. Public views from Route 1 are very short, and better in the southbound direction.

HeadofSouthBayMap.pdf

Map of Head of South Bay



Head of South Bay 001.jpg

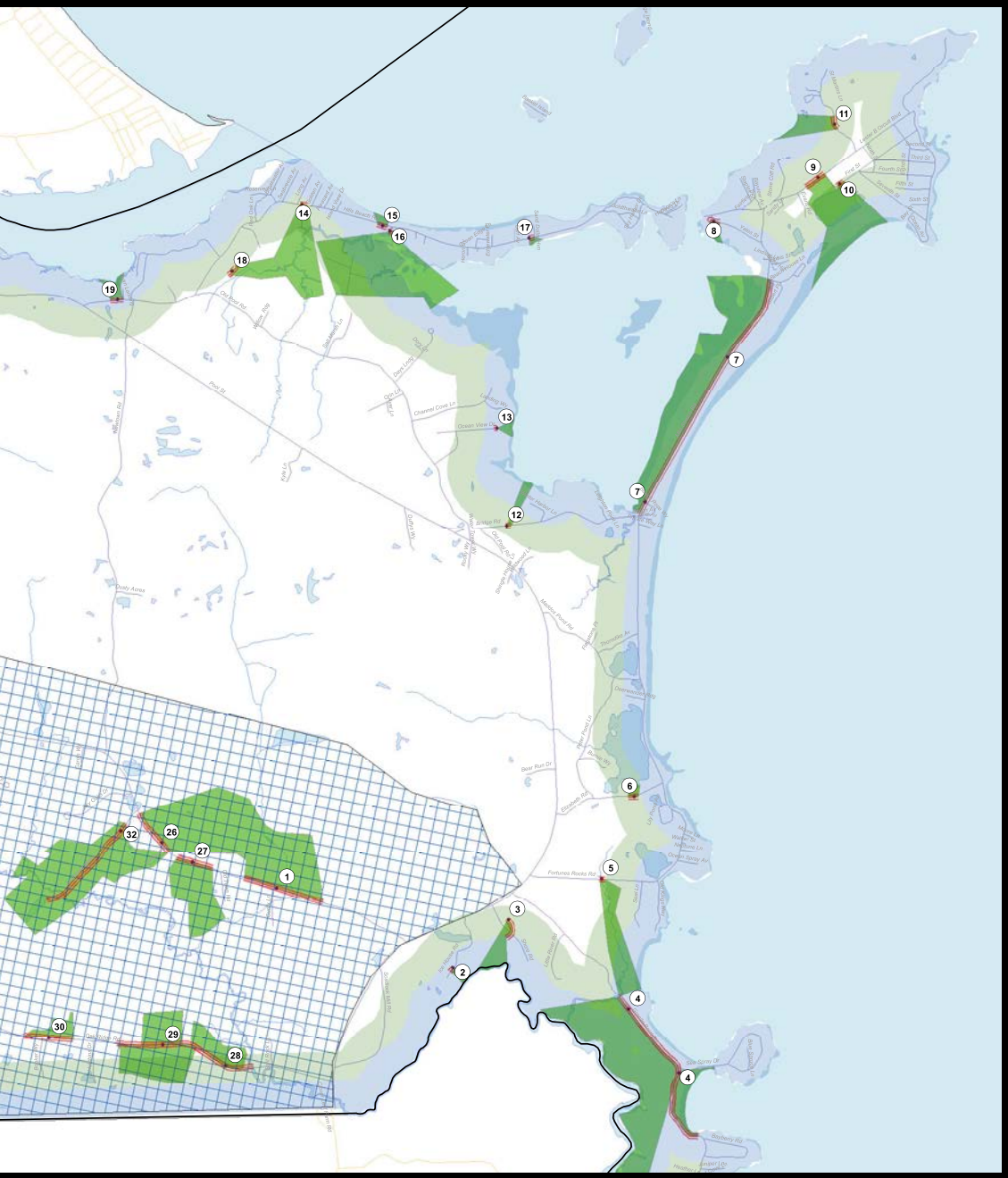
Head of South Bay from road at Dennysville-Pembroke Town Line



2010 Downeast Coastal Scenic Inventory



2011
Biddeford
Scenic Inventory



2011 Biddeford Scenic Inventory

DRAFT

Holden Scenic Resources Study



Prepared for
The Town of Holden

By
Wright-Pierce, Topsham, ME

October 2011

DRAFT





6) Cultural Elements

Cultural and historic elements in Holden include cemeteries, historic homes and farmsteads, barns, and stone walls. These are not typically the focal point of a view, but have important contribution to local character and scenic quality (as long as they are in good condition). Such elements gain some additional points in the "Landscape Composition/Historic Integrity" category, under the "Scenic Features" category, and under the "Landscape Character/Settlement Features" category.





7) Vegetation

The natural vegetation itself is part of the scoring criteria. As noted previously, landscapes with stands of trees in a maintained lawn or field rate high in general landscape preference, and there are several scenic views where the character of the vegetation is contributing to the overall quality. These views gain points under the "Vegetation" category and may also score well under "Landscape Character".

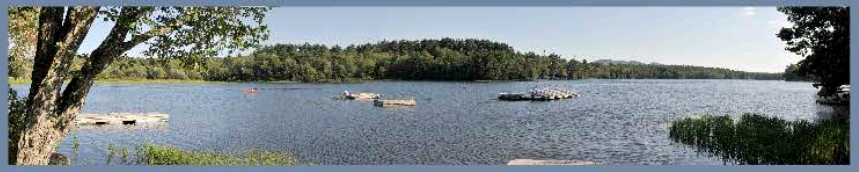


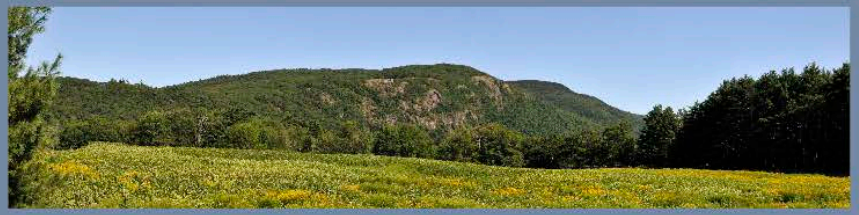


Holden
2011













2011

SCENIC ASSESSMENT

Lincolnville, Maine

Lincolnville
2011

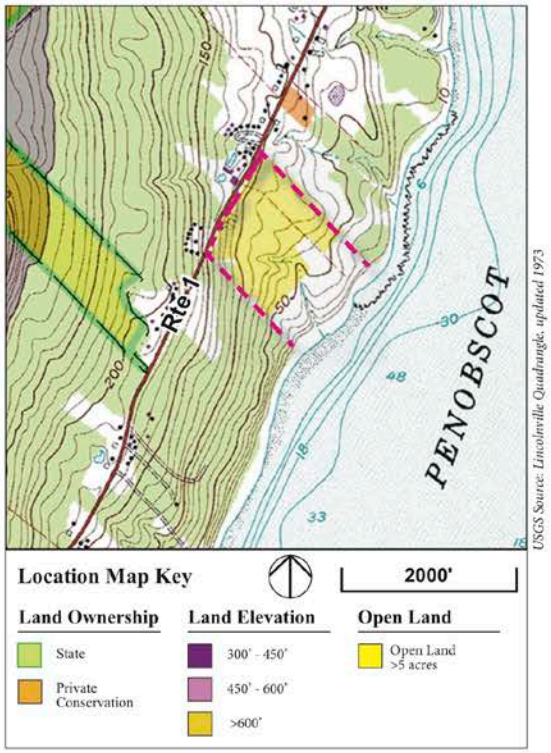


Lincolnville 1993



Lincolnville 1993

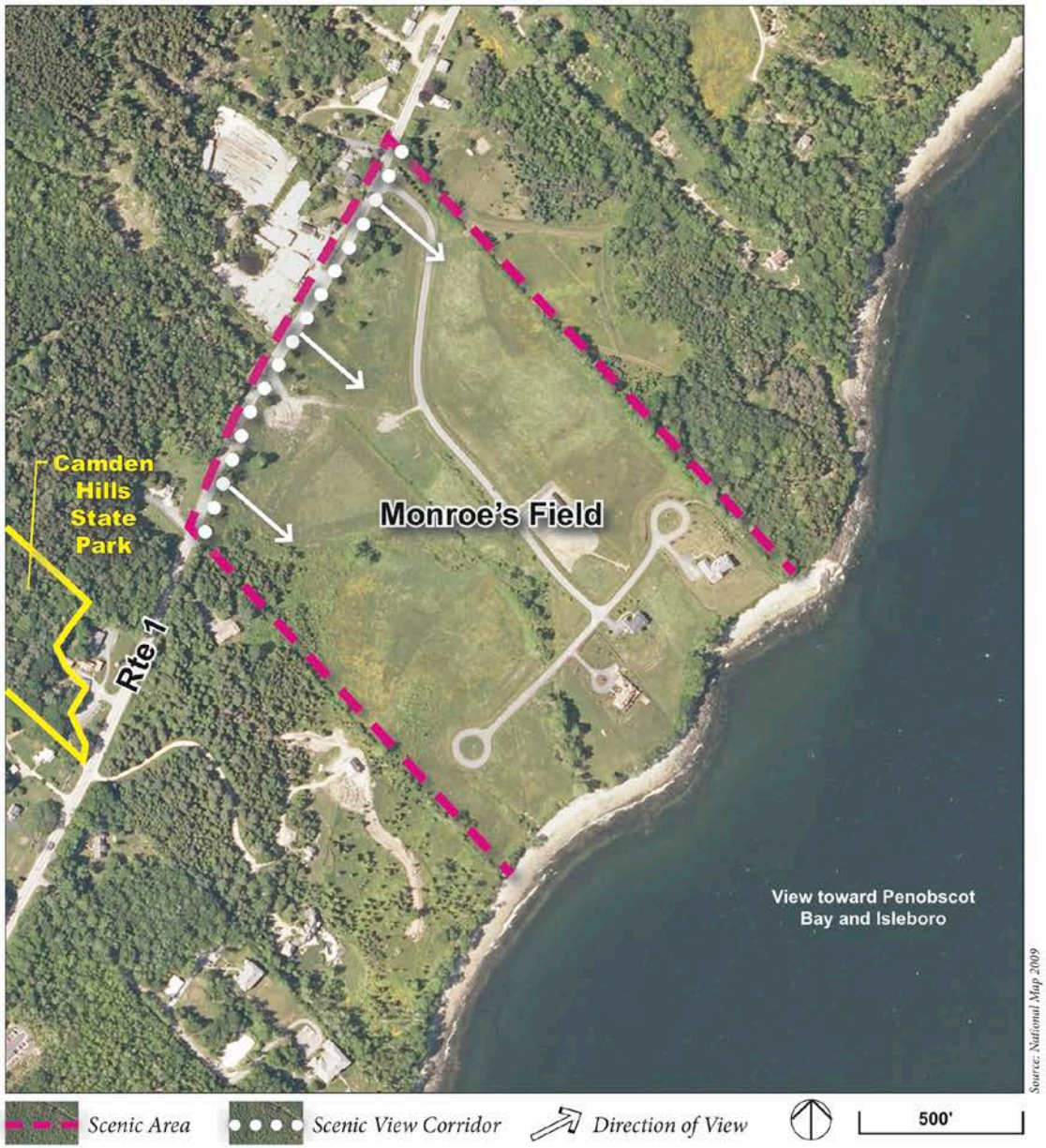
Monroe's Field



USGS Source: Lincolnville Quadrangle, updated 1973

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.



Source: National Map 2009

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.

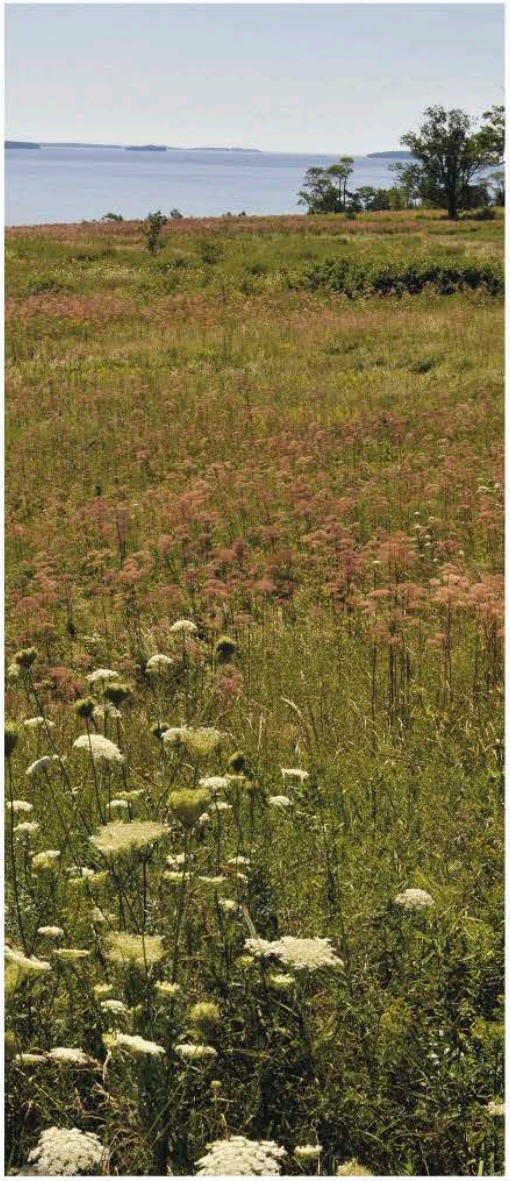
Management Recommendations

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.



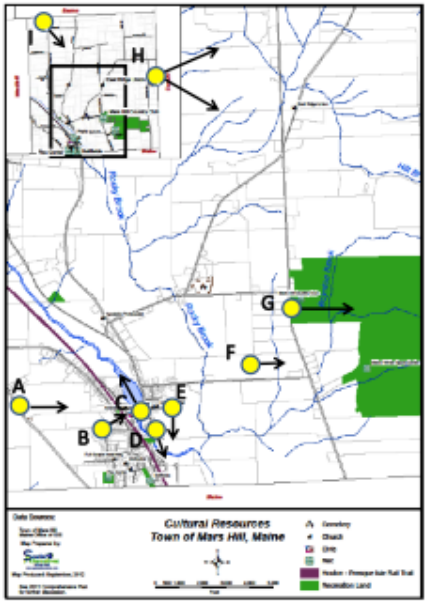
Scenic Views

A Panoramic views from ridge on Clark Road west of the village looking east toward Mars Hill Mountain, ski lift, and golf course.

B Distant views of Mars Hill Mountain to the east from Aroostook Health Center parking lot.

C View of Pond, Park, and Dam at Mars Hill Pond from parking lot between Park and Dam.

D Close up views of the Prestile Stream from the south side of the bridge on Route 1A.



E Panoramic view of Central Aroostook High School with playing fields to the south, agricultural fields to the east, and the village nestled in the valley to the west.

F Views from Boynton Road east to ski trails and wind generators on Mars Hill Mountain.

G Close views of the golf course from Country Club Road.

H View of the St. John River Valley to the east from behind north end of Mars Hill Mountain.

I Distant view of Mars Hill Mountain and agricultural fields from Smith Road.



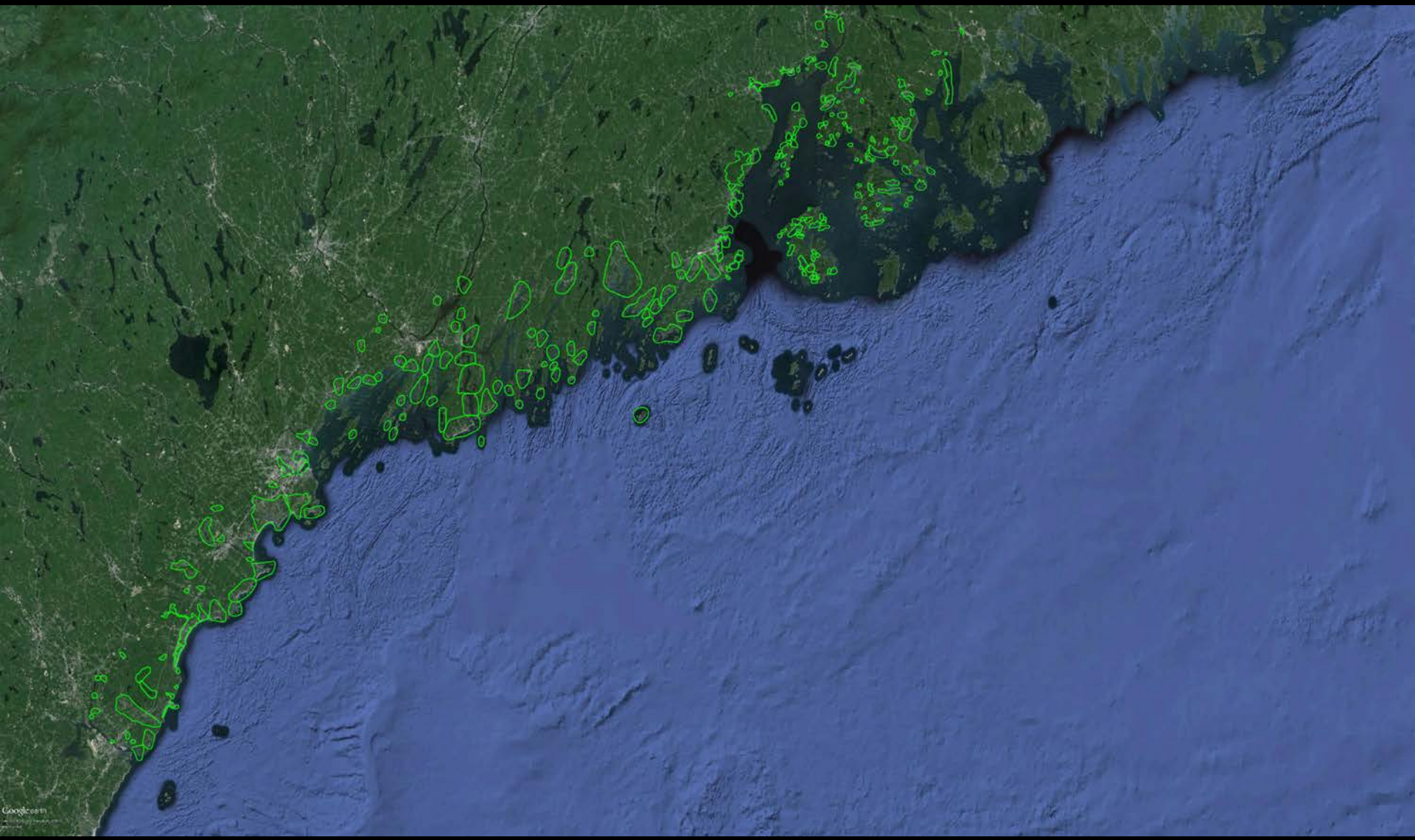








Mars Hill 2013



Digitized Existing Inventories
Google Earth
2015



HOW DO SCENIC INVENTORIES RELATE TO COMPREHENSIVE PLANS AND ZONING?



Comprehensive Planning and Land Use Regulation Act

State Goal

To protect the State's other critical natural resources, including without limitation, wetlands, wildlife and fisheries habitat, sand dunes, shorelands, scenic vistas, and unique natural areas.

Legislative Requirement

The Act requires that each comprehensive plan include an inventory and analysis of:

Significant or critical natural resources, such as wetlands, wildlife and fisheries habitats, significant plant habitats, coastal islands, sand dunes, scenic areas, shorelands, heritage coastal areas, and unique natural areas.

IMPLEMENTATION STRATEGIES

- Conservation Subdivisions
- Ridgeline Protection Ordinances
- Land Use Standards
- Design Standards
- Buffer Requirements
- Conservation Easements
- Scenic Road Designations
- Form-Based Codes

SAMPLE ORDINANCES AND COMP PLANS

Identify Scenic Views

Continue to identify, inventory, and map additional scenic views. Create separate overlay maps to inventory the views. As methods of mapping and inventorying scenic views improve, the maps should be improved and brought up to date. Views from the major roadways should be included with views from the mountains and hills; significant views of ponds, lakes, and rivers; views of the bay from strategic vantage points; and significant views of the historic village areas; each as separate overlay.

Lincolnville Comprehensive Plan
Critical Natural Resources Goal #5

Impacts on Scenic Areas and Views

The Planning Board shall assess the proposed activities' impact upon scenic areas and views... as identified in the Comprehensive Plan. Where the Board finds that the proposed activity would have an undue adverse effect on identified scenic views..., the Planning Board shall require the applicant to minimize such effects.

Woodstock Site Plan Review Ordinance
Section VII.1

Protection of Designated Views

When a proposed development is located within the viewshed, from a public street, road, water body or facility, of a view that is identified in the Scenic View Map on file in the Lincolnville Town Office, the development must be designed to minimize the encroachment of all buildings, structures, landscaping, and other site features on the identified view.

Lincolnville Land Use Ordinance
Section 18 Commercial Site Plan Review
13.6 View Protection

Preservation of Scenic Areas

In any development or subdivision larger than 15 acres in size or which contains significant scenic or historical areas, the Board may require the developer to provide up to 10% of the total area of the development or subdivision as open space.

Islesboro Development Review Code

Article IV § 45-64.A

Ridgeline Protection

When a development contains a scenic ridgeline, buildings should be placed 50 feet vertical distance below the ridgeline and tree removal should be limited.

North Yarmouth Land Use Ordinance
Article XI.11-3.D.2

Wind Ord: Scenic Resource Defined

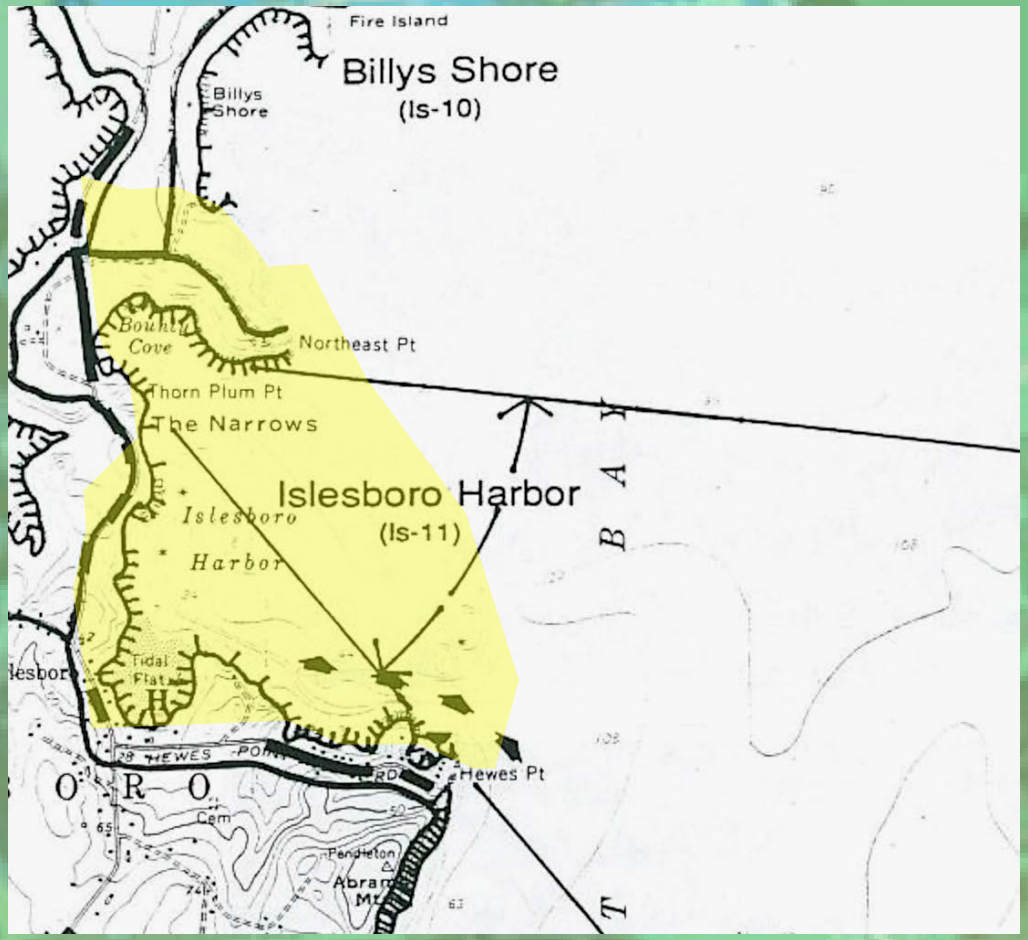
Scenic Resource means either a Scenic Resource of state or national significance, as defined in 35- A MRSA § 3451(9) or a scenic resource of local significance located within a town and identified as such in a comprehensive plan, open space plan or scenic inventory adopted by the town.

Eastbrook Wind Ordinance
Section 4.0 Definitions

Note: based on the Model Wind Energy Facility Ordinance, Maine State Planning Office.



HOW ARE SCENIC ASSESSMENTS USED?


Fire Island
Billys Shore
(Is-10)
Billys Shore
Northeast Pt
Thorn Plum Pt
The Narrows
Islesboro Harbor
(Is-11)
Islesboro Harbor
B A Y
Tidal Flat
Hewes Pt
Cem
Pendleton
T

Islesboro



Designated Scenic Area



Initial Proposal



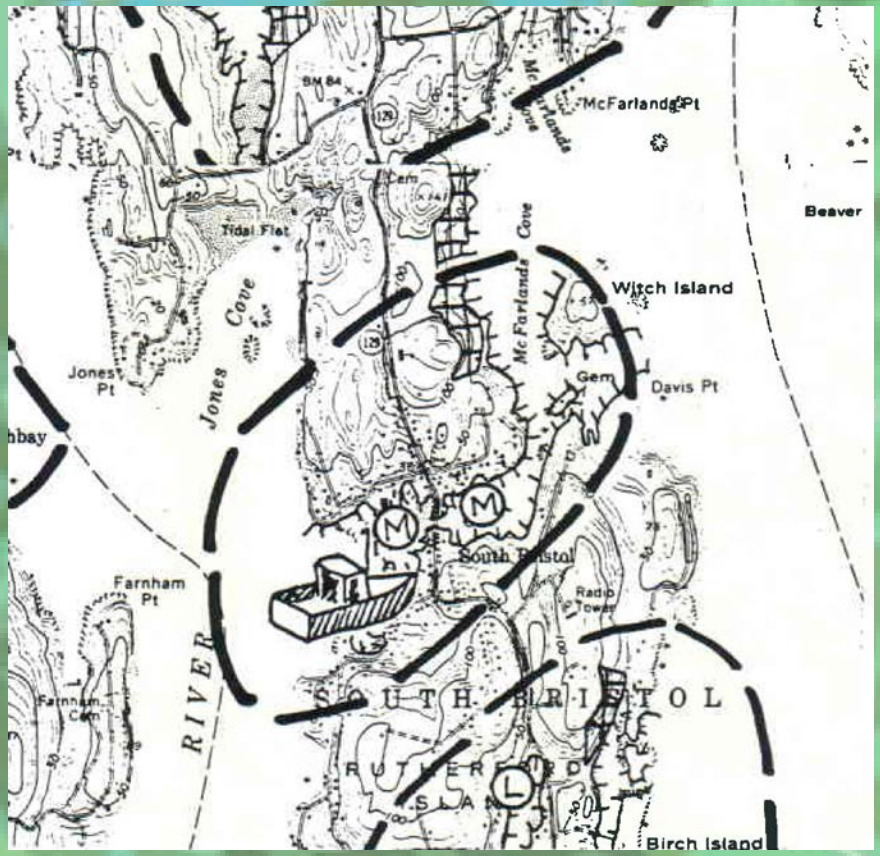
With Guidelines To Comply with Ordinance

APPLICATION



South Bristol

APPLICATION



South Bristol



Images courtesy of Rosales + Partners



Images courtesy of Rosales + Partners



Images courtesy of Rosales + Partners



Images courtesy of Rosales + Partners


Images courtesy of Rosales + Partners



Images courtesy of Rosales + Partners



Images courtesy of Rosales + Partners



DEP: Site Law. § 484.3. Standards for Development.
No adverse effect on the natural environment. The developer has made adequate provision for fitting the development harmoniously into the existing natural environment and that the development will not adversely affect existing uses, scenic character … or other natural resources.



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NRPA Ch. 315: Assessing and Mitigating Impacts to Existing Scenic and Aesthetic Uses

"...demonstrate that the proposed design does not unreasonably interfere with existing scenic and aesthetic uses...and that any potential impacts have been minimized.



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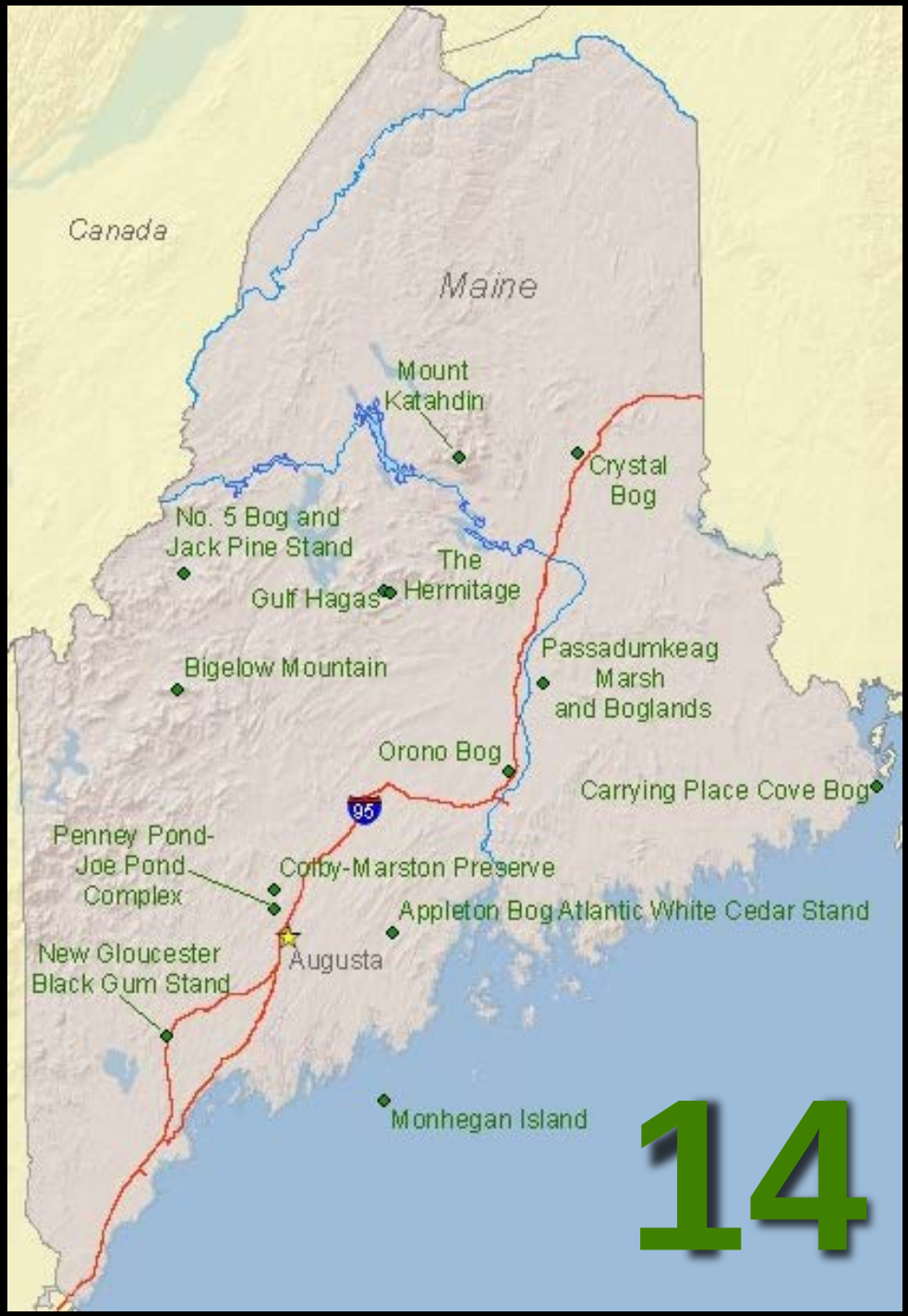
2008 Wind Energy Act

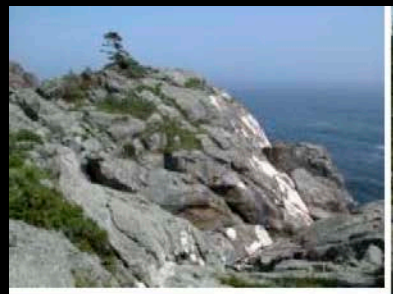
"…determine if there is the potential for significant adverse effects on the scenic resource of state or national significance."

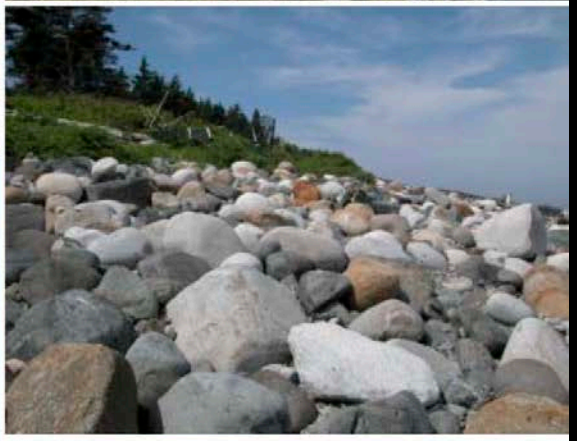
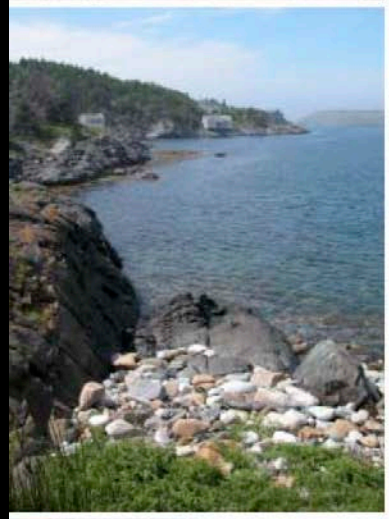
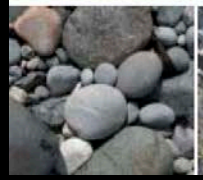
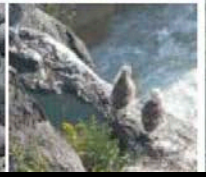


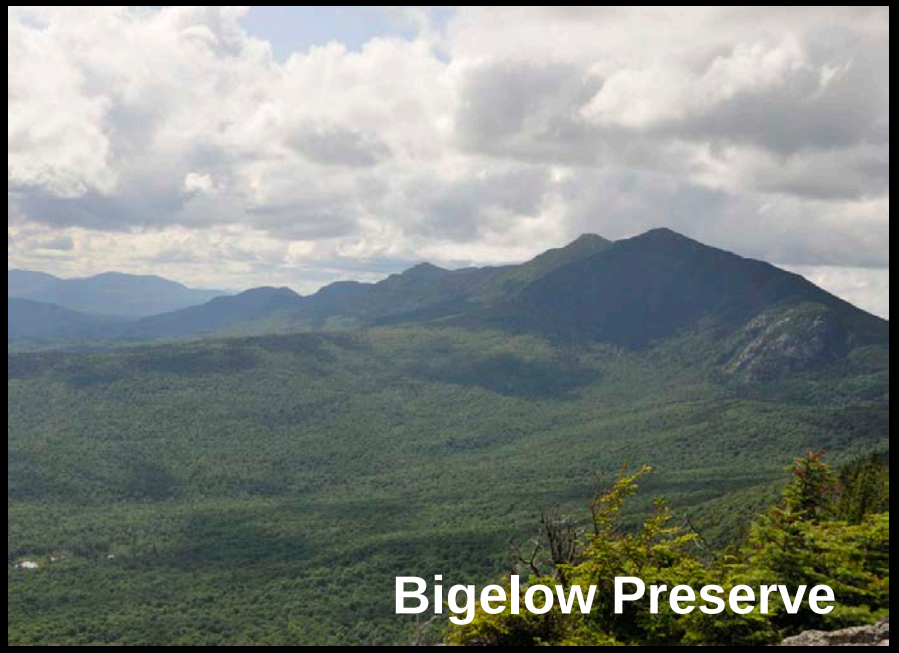
SCENIC RESOURCES OF STATE OR NATIONAL SIGNIFICANCE

A national natural landmark…

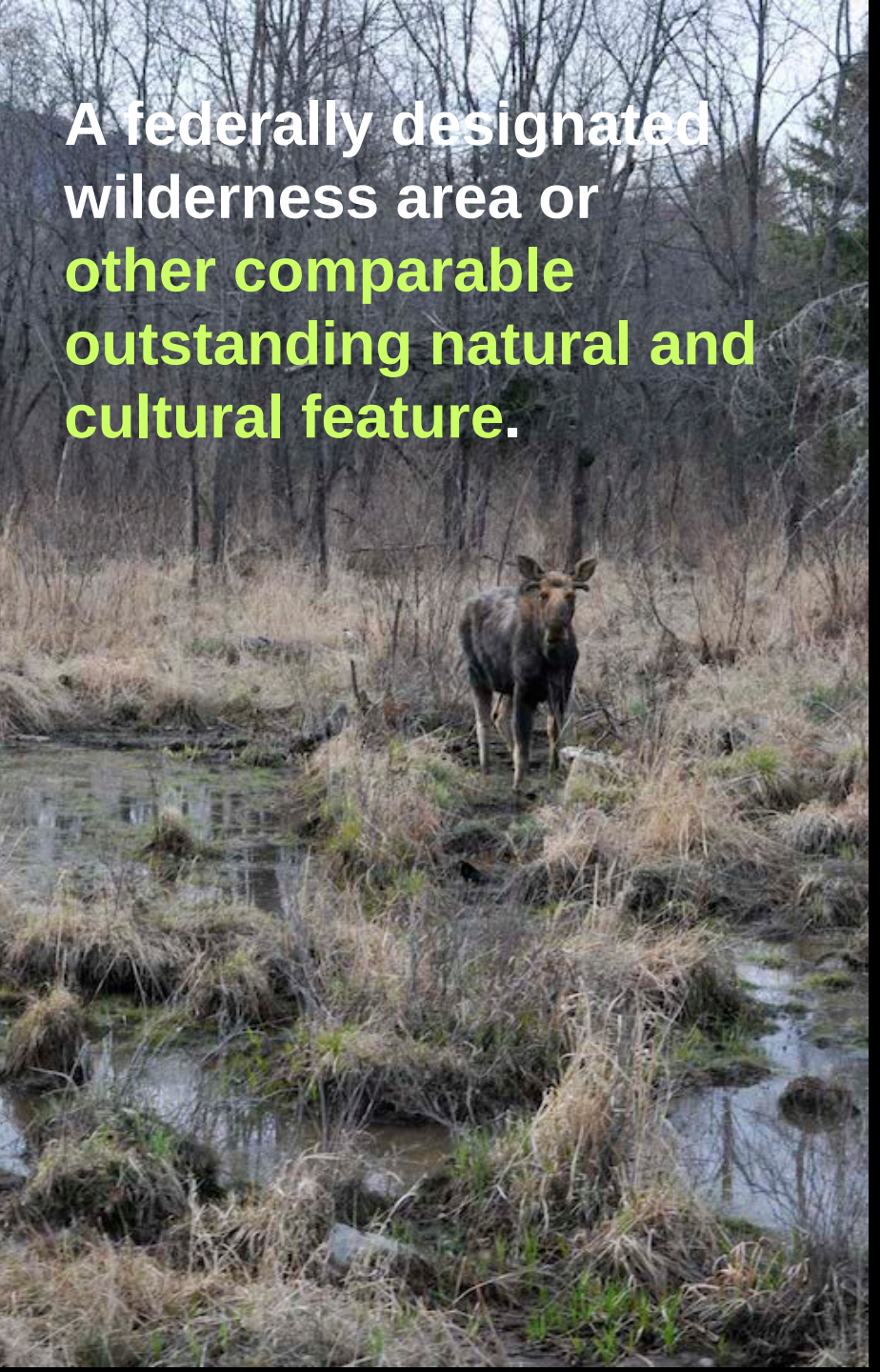




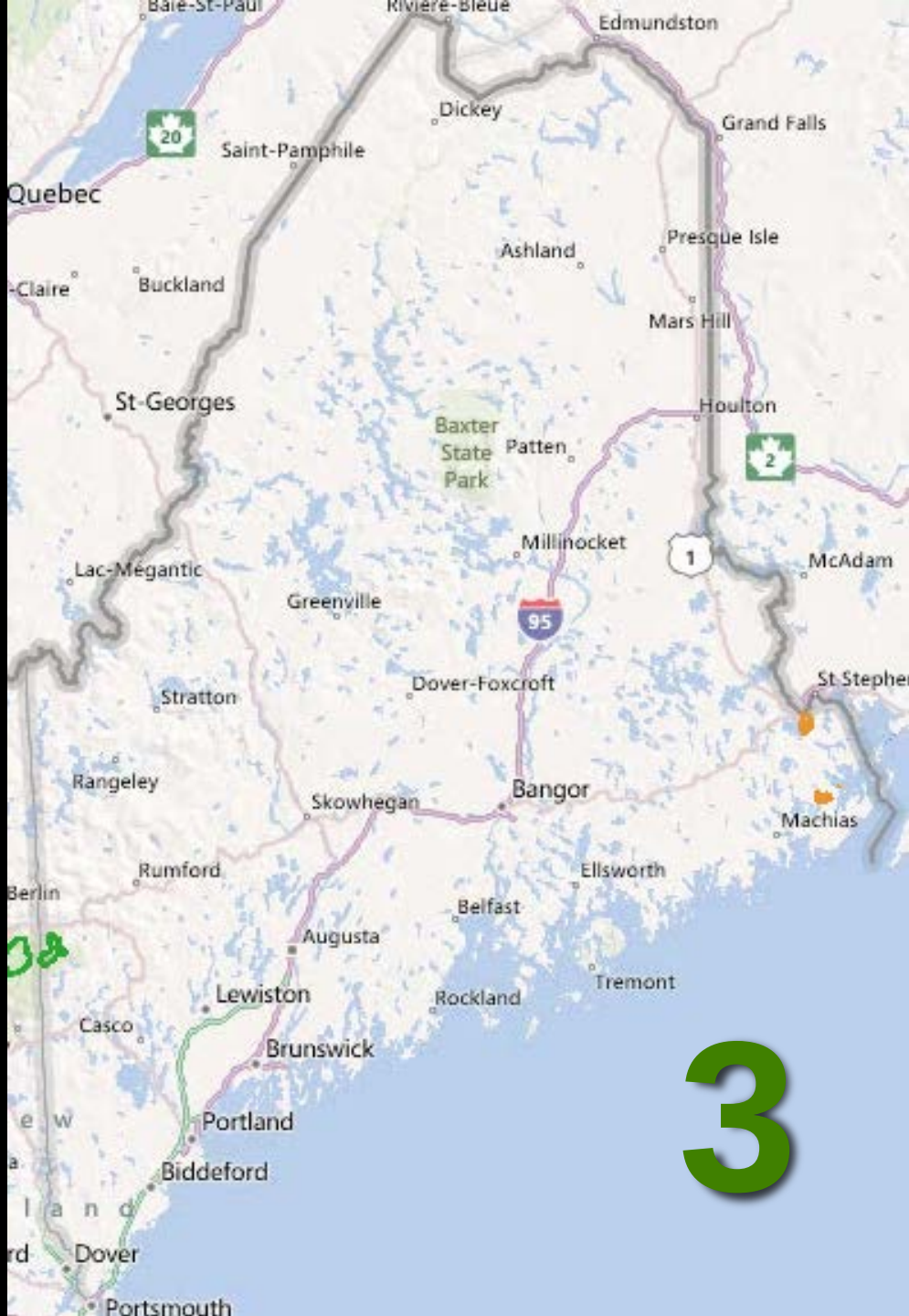






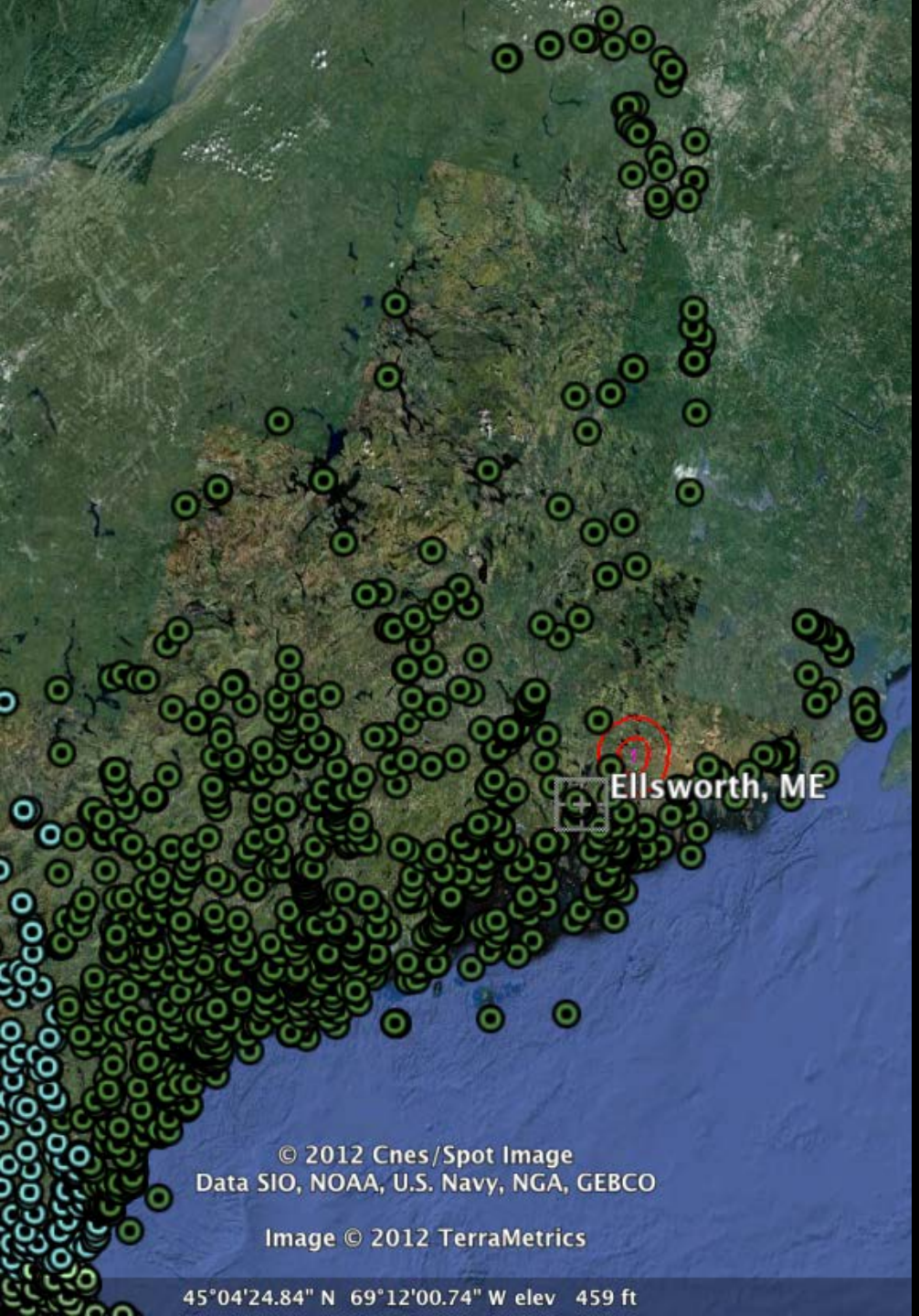
Monhegan Is.

Bigelow Preserve

Passadumkeag Bog



A federally designated wilderness area or other comparable outstanding natural and cultural feature.



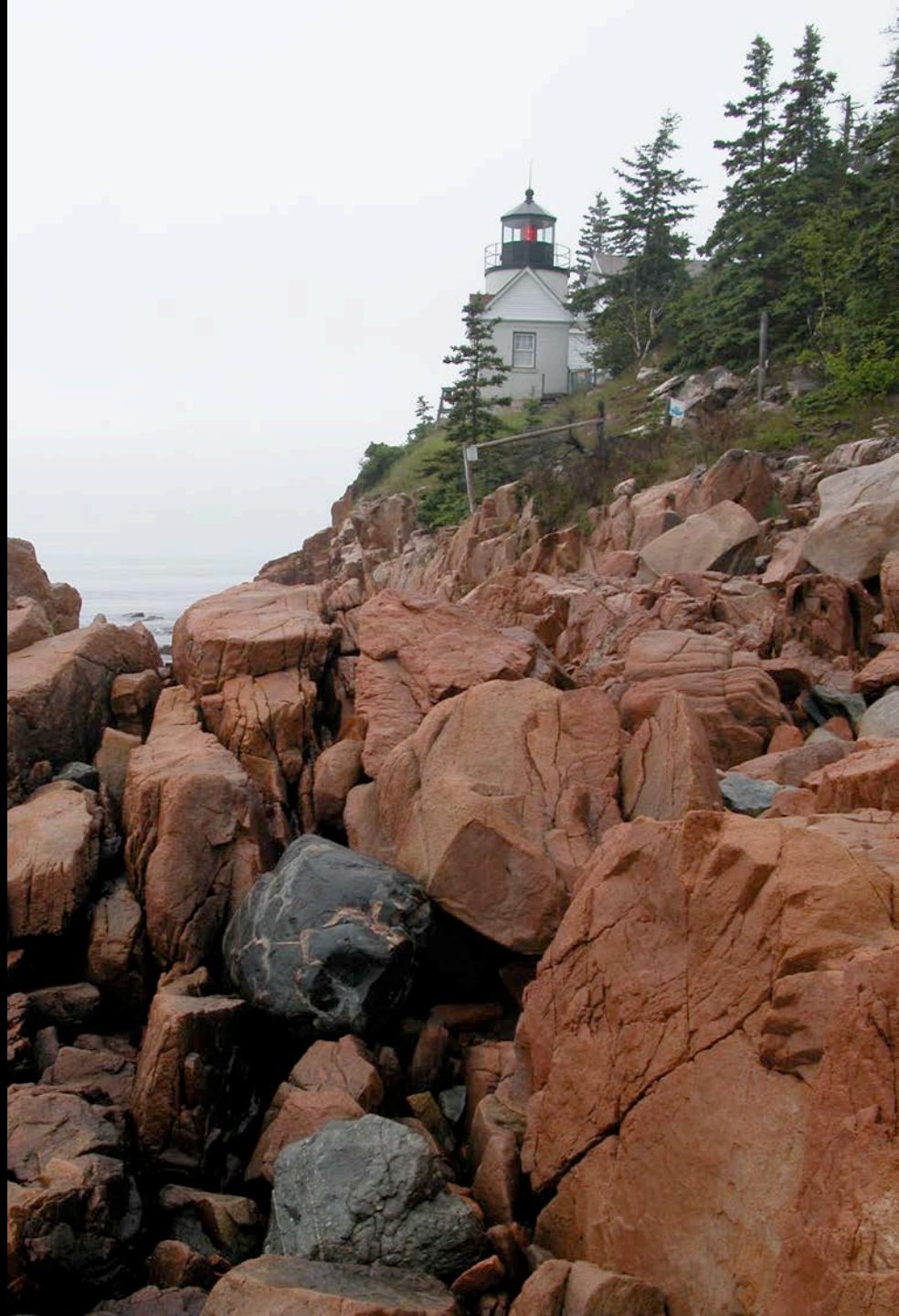


A property listed on the National Register of Historic Places.

1,500







A state park



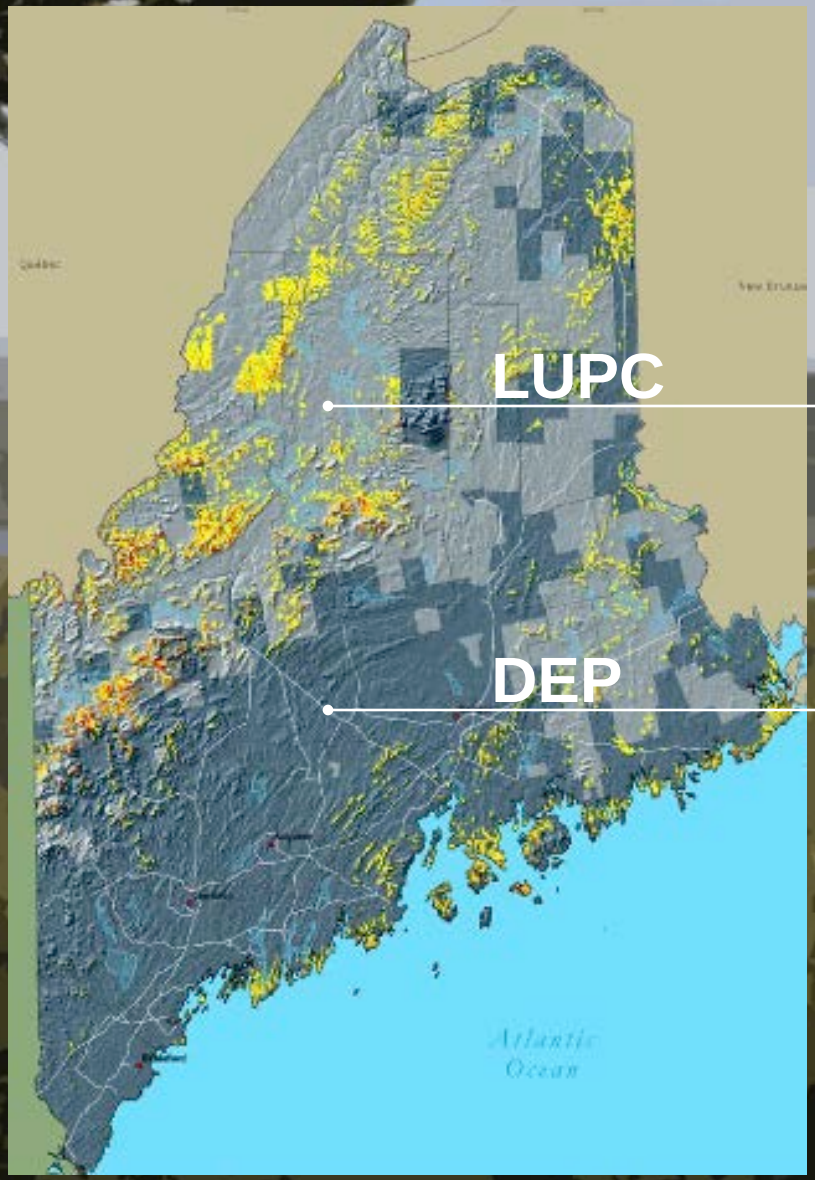




32

A national park





Great ponds that have been rated as ‘outstanding’ or ‘significant’.

LUPC — **1,509 / 280** **(19%)**

DEP — **867 / 66** **(8%)**

346

MANAGEMENT CLASS 1

High value, least accessible, undeveloped lakes[1]

LAKE NAME	LAKE#	PRINCIPAL TOWN NAME[2]	SIZE(AC)	RESOURCE RATINGS[3] F	W	SC	SH	B	C	P
BAY P (WEST)	4396	T07 SD	249	-	O	-	-	-	-	-
BOGUS MEADOW P	4380	T07 SD	26	S	O	S	-	-	-	-
CARIBOU P (BIG)	4142	T07 R10 WELS	64	S	-	S	S	O	-	-
DEBOULLIE L	1512	T15 R09 WELS	262	O	O	O	S	-	-	-
DEBSCONEAG L (1ST)	2060	T02 R10 WELS	320	O	-	O	S	O	-	S
DEBSCONEAG L (3RD)	0584	T01 R10 WELS	1,011	O	-	O	S	-	S	S
ENCHANTED P	0150	UPPER ENCHANTED TWP	330	O	O	O	O	-	-	S
GREAT WORKS P	1386	EDMUNDS TWP	50	S	O	-	-	-	-	-
HOBART BOG	7451	EDMUNDS TWP	30	S	O	-	-	-	-	-
HUDSON P (UPPER)	1928	T11 R10 WELS	32	O	-	O	-	-	-	-
JERRY P	2190	T05 R07 WELS	272	S	-	O	S	-	-	-
JO-MARY L (LOWER)	0984	T01 R10 WELS	1,910	S	-	O	-	-	S	S
JONES P	0172	WYMAN TWP	36	-	O	-	-	-	-	-
KATAHDIN L	2016	T03 R08 WELS	717	S	-	O	O	-	S	S
LOGAN P # 2	2082	T02 R09 WELS	20	-	-	O	S	-	-	-
MARBLE P	2186	T05 R08 WELS	75	S	-	S	S	O	-	O
MATHEWS P	2836	T08 R10 WELS	19	O	-	-	-	-	-	-
MILLIMAGASSETT L	3004	T07 R08 WELS	1,410	S	O	-	-	-	-	-
MOCCASIN P	1590	T14 R08 WELS	32	O	-	-	-	-	-	-
NORTH P	9781	T14 R09 WELS	15	O	-	-	-	-	S	-
PASSAMAGAMET L	0970	T01 R09 WELS	461	-	-	S	S	O	-	-
POLAND P (UPPER)	PPUP	T07 R14 WELS	245	S	O	O	S	-	-	O
RAINBOW L	0614	RAINBOW TWP	1,664	O	-	O	O	-	-	S
REED P (BIG)	2842	T08 R10 WELS	90	O	-	-	-	O	-	-
ROUND P (LITTLE)	2874	EAGLE LAKE TWP	58	O	S	-	-	-	-	O
SAWTELLE P	3008	T07 R08 WELS	174	-	O	-	-	-	-	-
SAWTELLE P (LITTLE)	5778	T07 R08 WELS	10	-	O	-	-	-	-	-
THE HORNS POND	8601	WYMAN TWP	10	S	-	O	O	-	-	-

Comprehensive Land Use Plan



for Areas within the Jurisdiction of the
Maine Land Use Regulation Commission

Maine Land Use Regulation Commission
Department of Conservation


A segment of a scenic river or stream identified as having unique or outstanding scenic attributes.
Maine Rivers Study
1982
31,806 miles
4,264 miles of Sig. Nat/Rec. Res.
1,502

A scenic viewpoint located on state public reserved land.

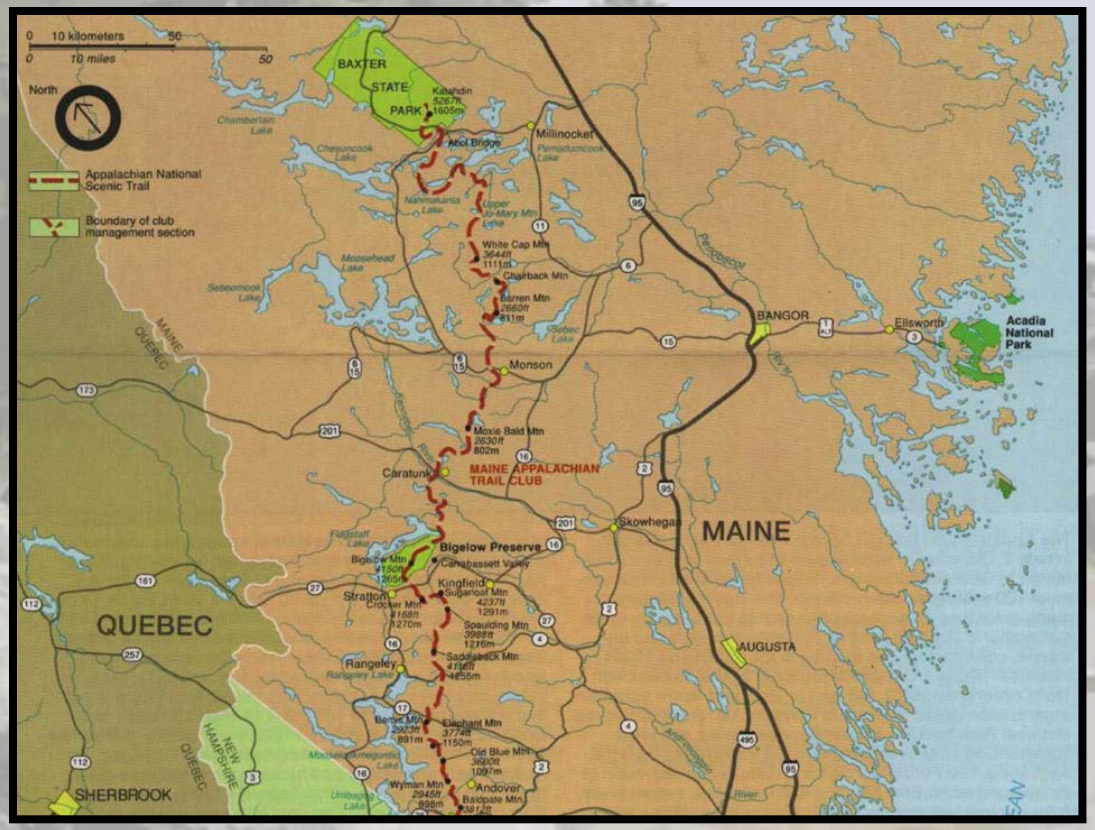




12



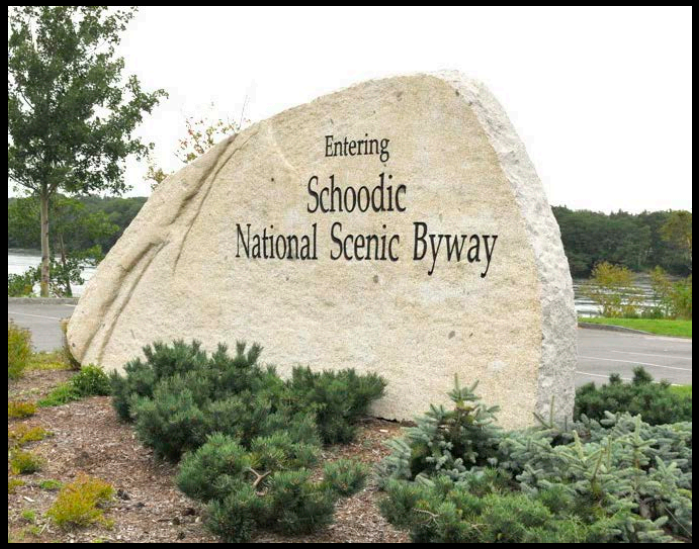
A trail that is used *exclusively for pedestrian use*, such as the Appalachian Trail.



267

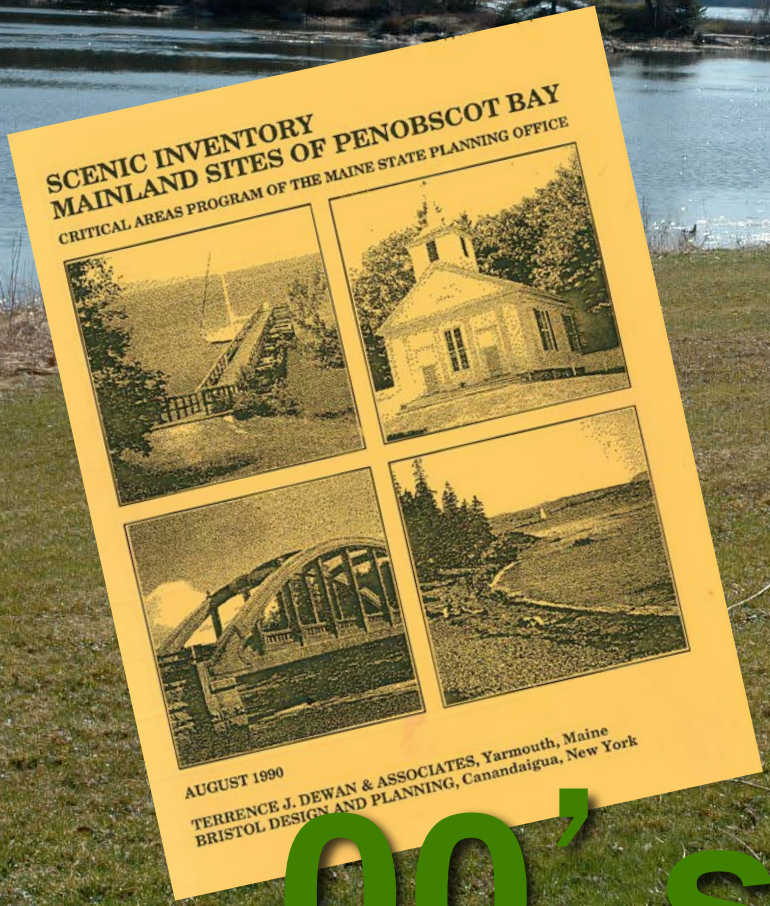
A *scenic turnout* constructed on a scenic highway.

13





Scenic viewpoints in the coastal area that are ranked as state or national significance in terms of scenic quality.



00's

