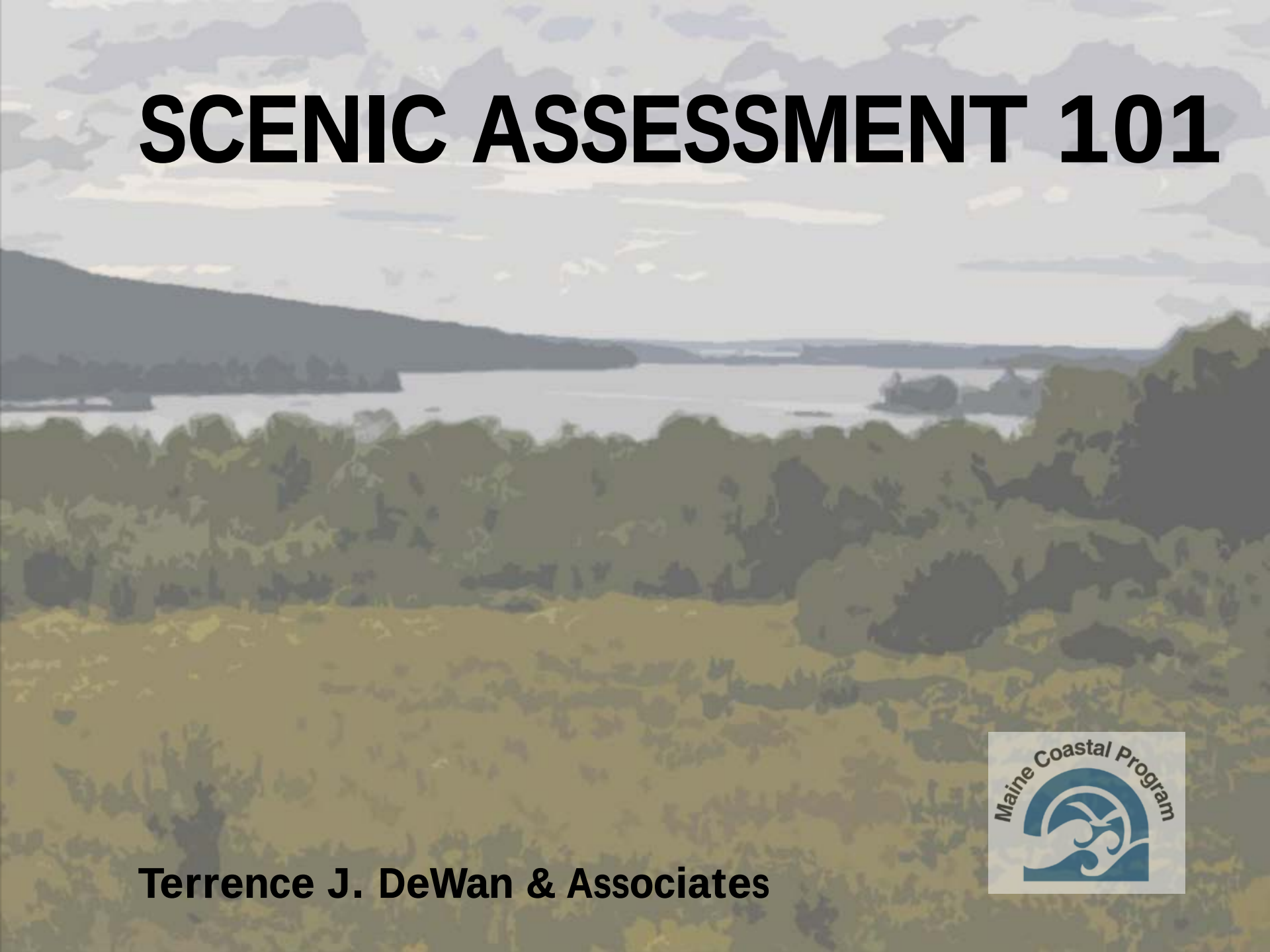
SCENIC ASSESSMENT 101



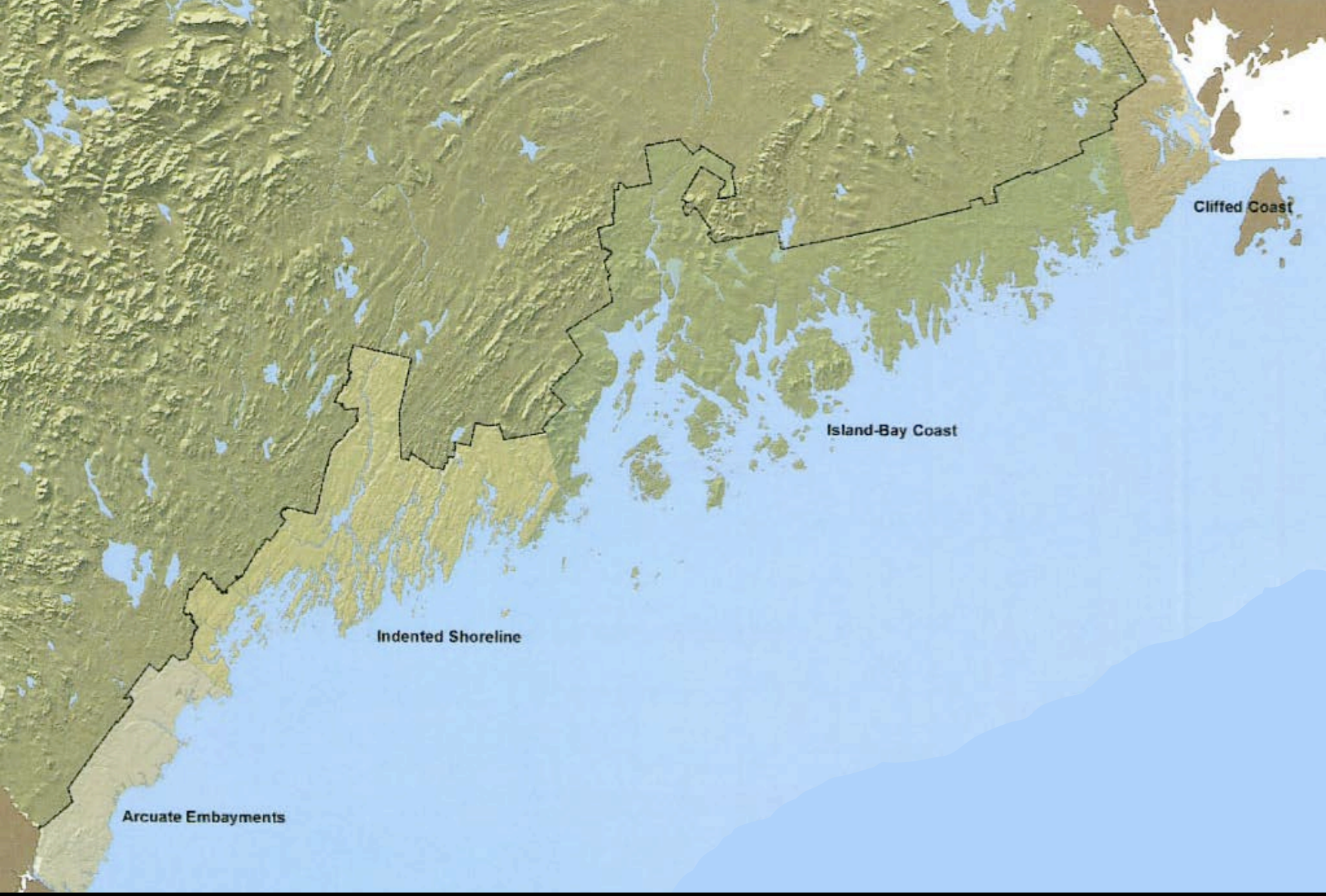
Terrence J. DeWan & Associates

Maine Coastal Program



SOME BASIC CONCEPTS


REGIONAL DIFFERENCES



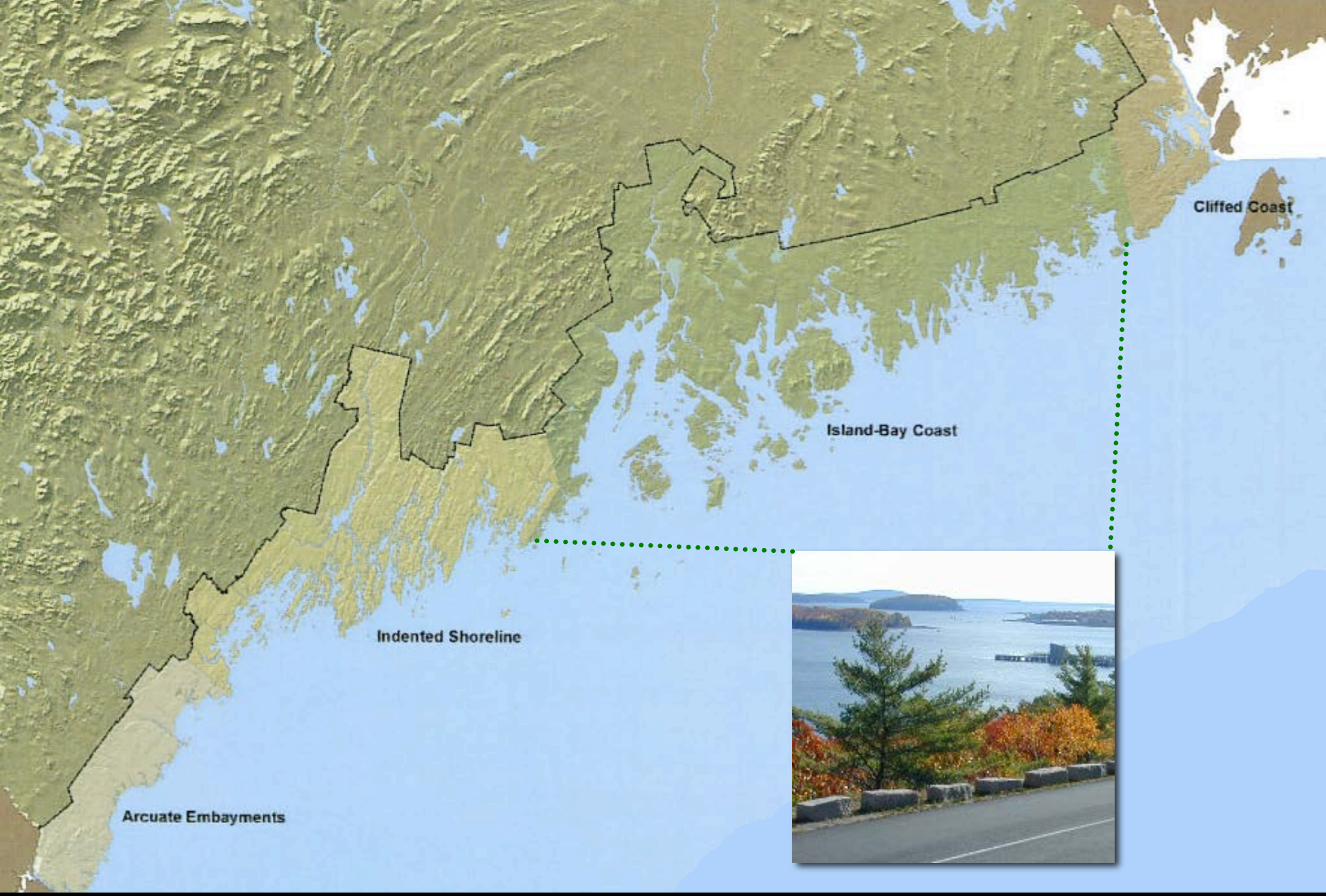
Maine's Coastal Regions



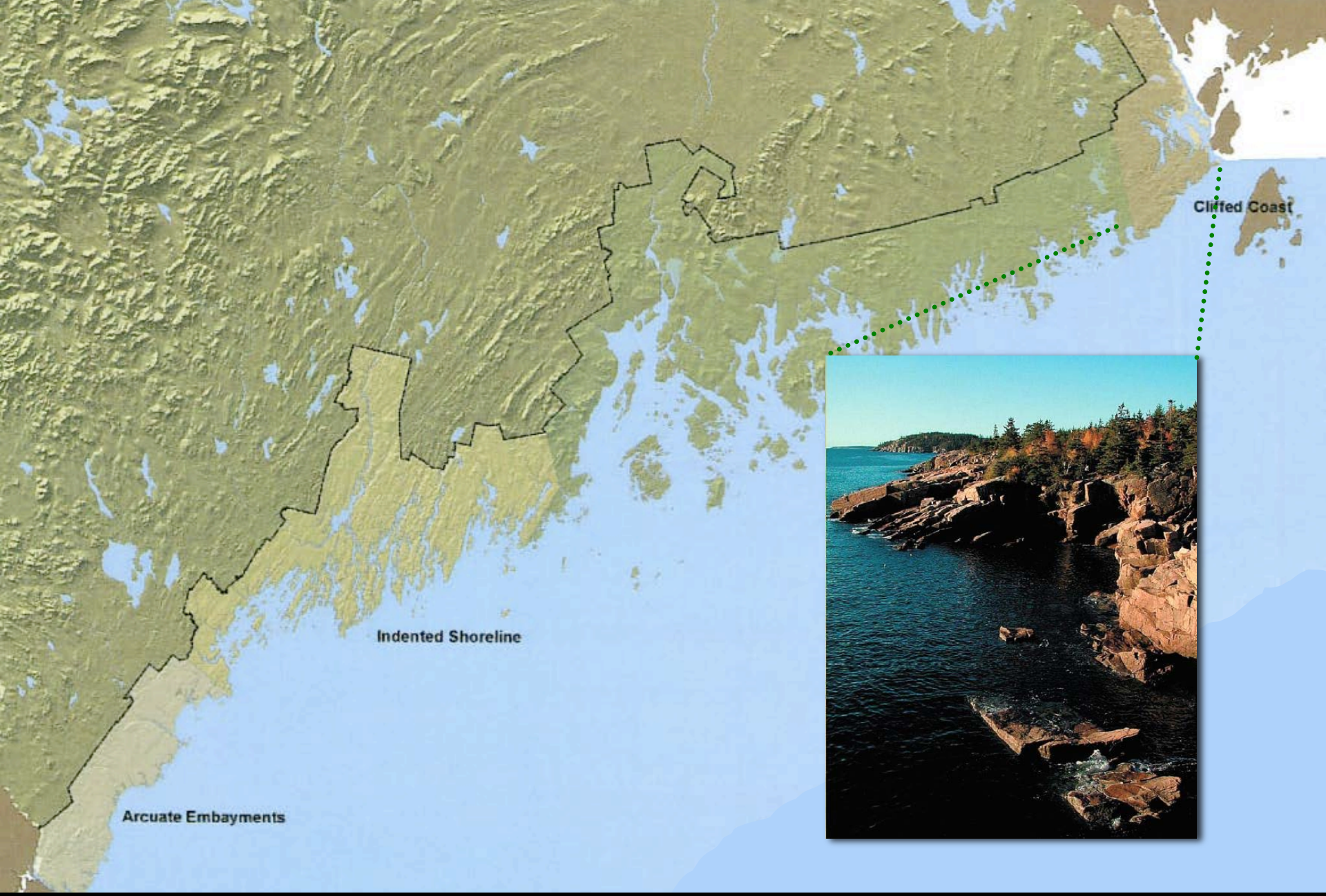
Arcuate Embayments



Indented Shoreline



Island-Bay Coast



Cliffed Coast



LANDSCAPE QUALITY

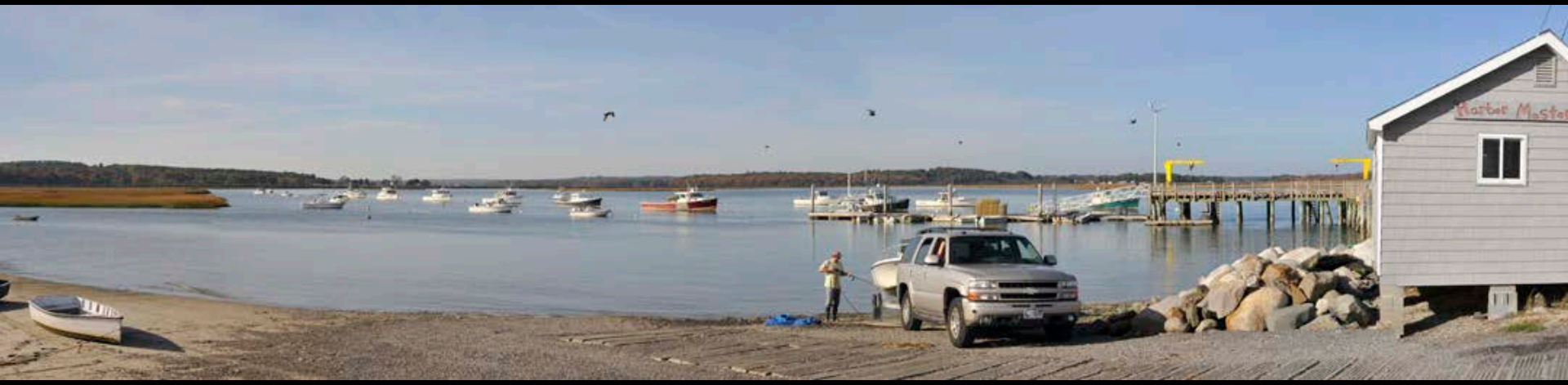
But isn't my whole town scenic?



Disturbed



Common



Noteworthy



Distinctive



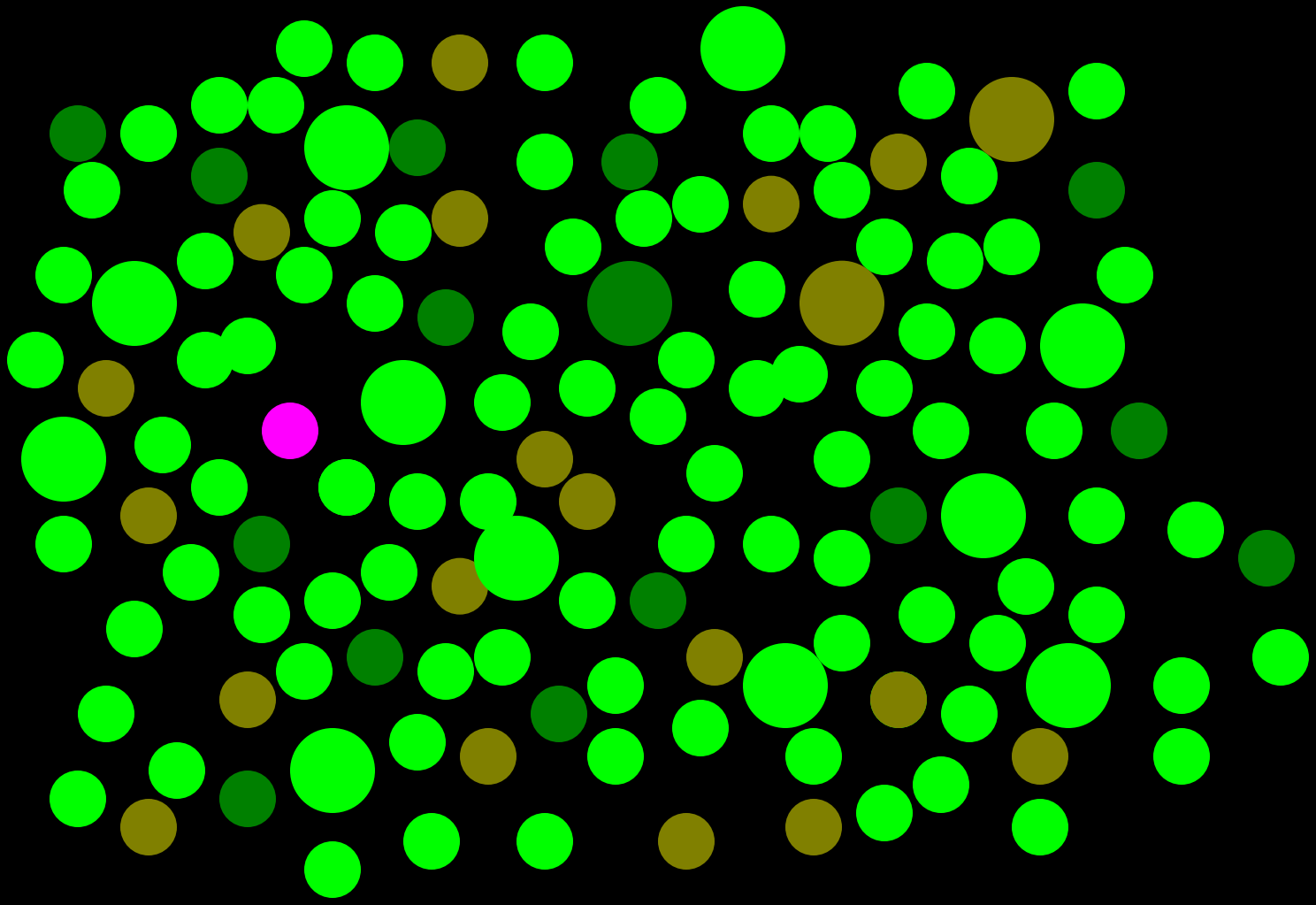
VISUAL ELEMENTS

How do you describe the landscape?

CONTRASTS:

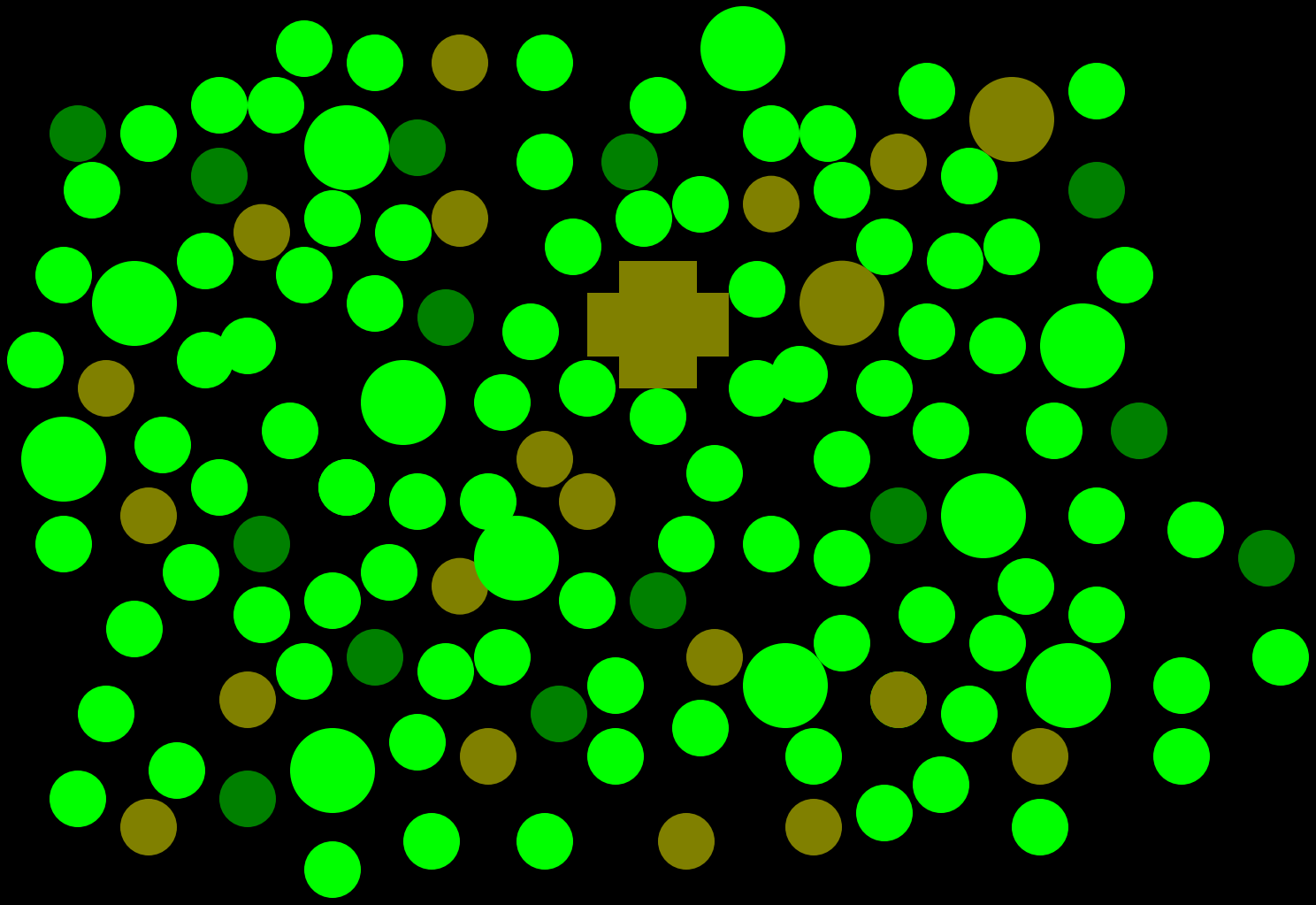
Color • Form • Line • Texture

Color




Color

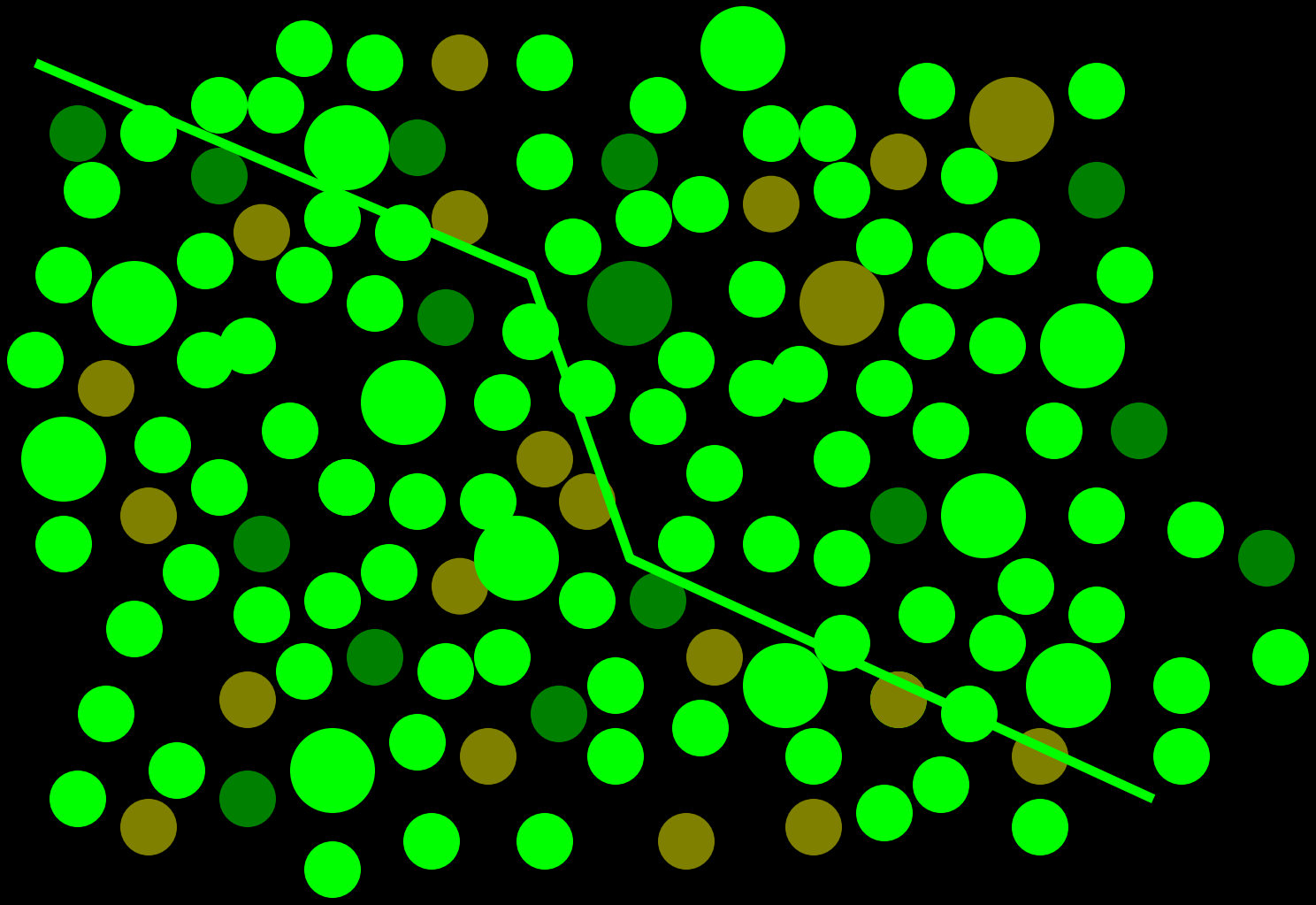
Form



Form

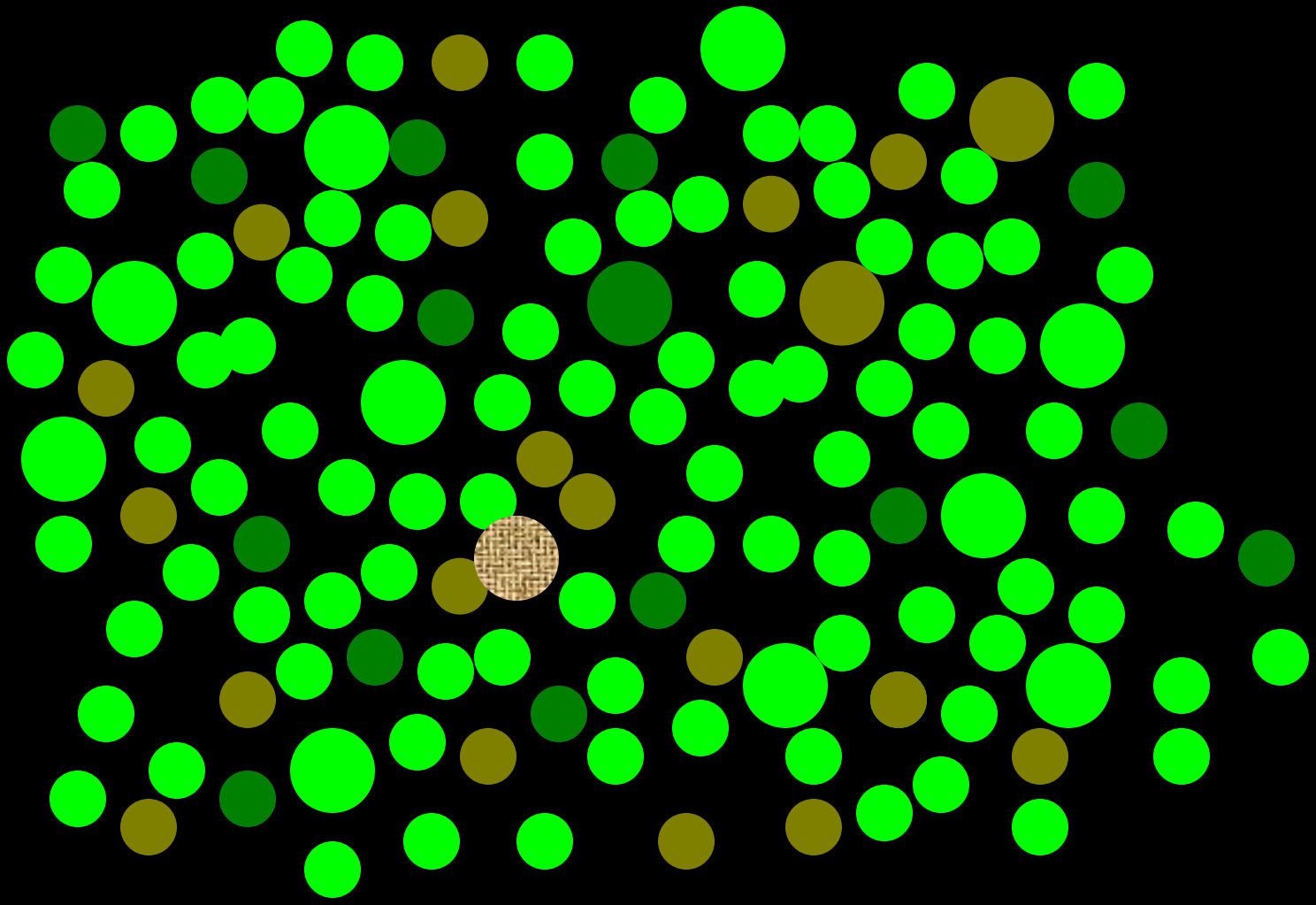


Line




Line

Texture



Texture



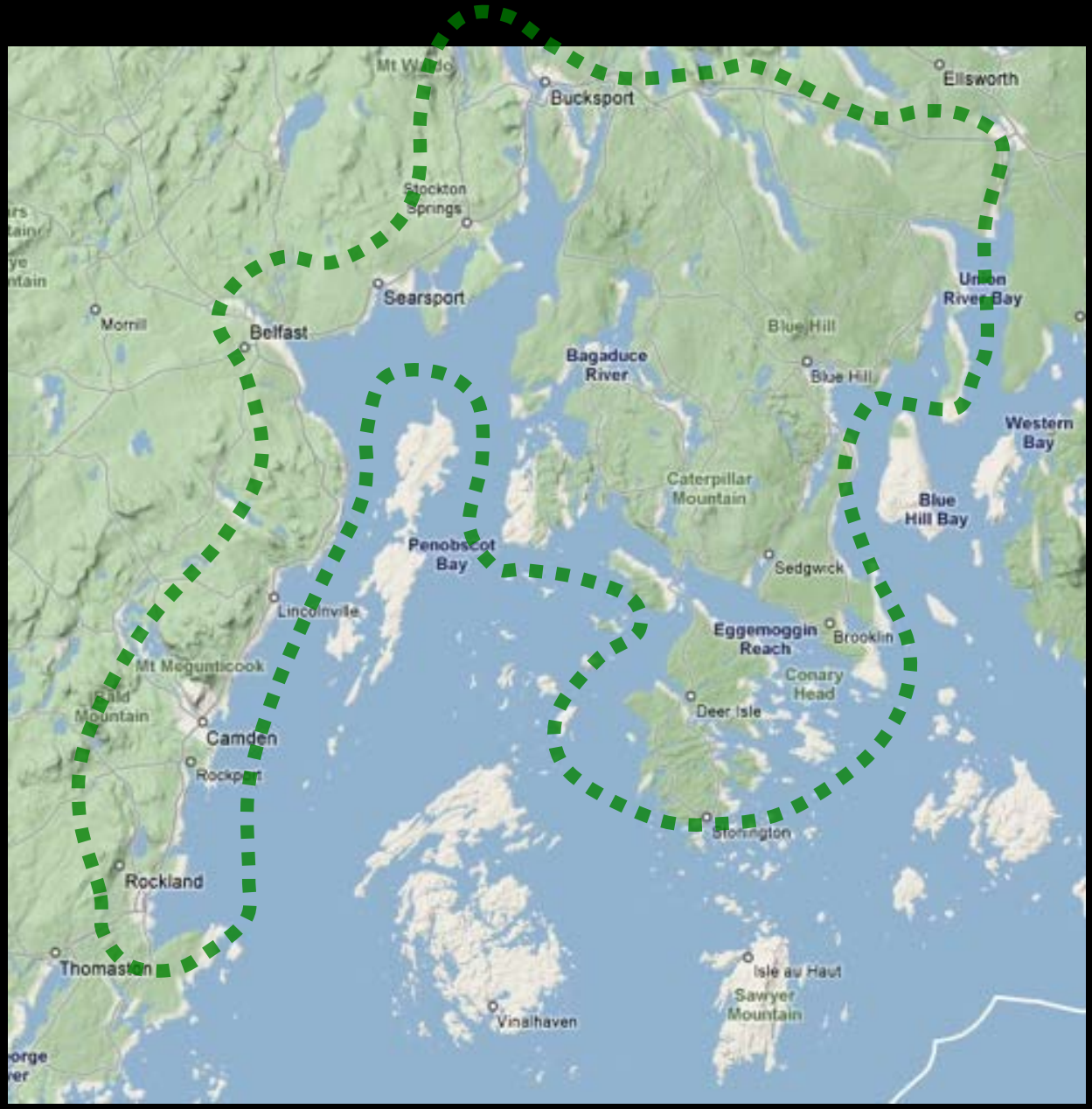
Scale



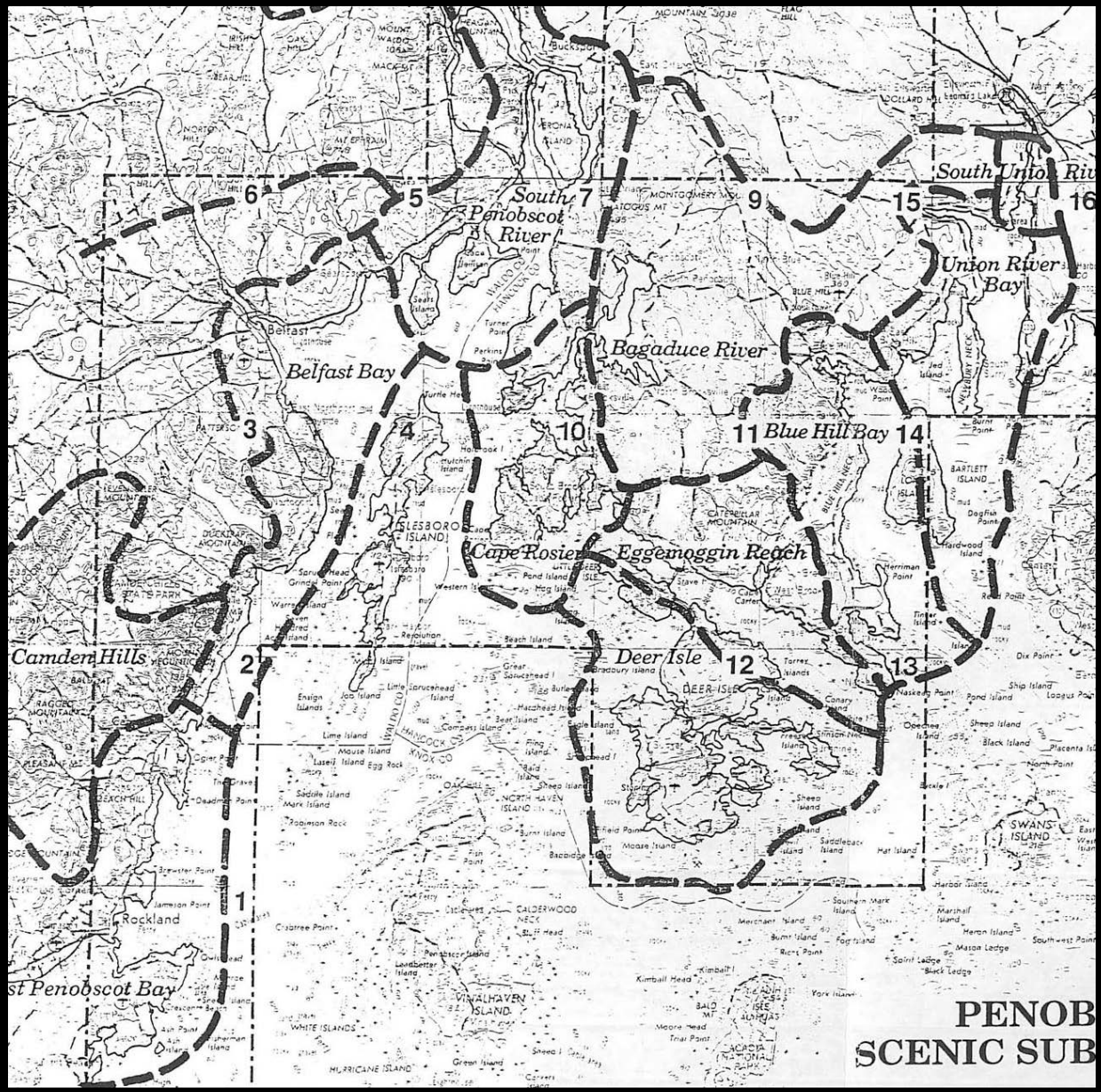
Focal Points



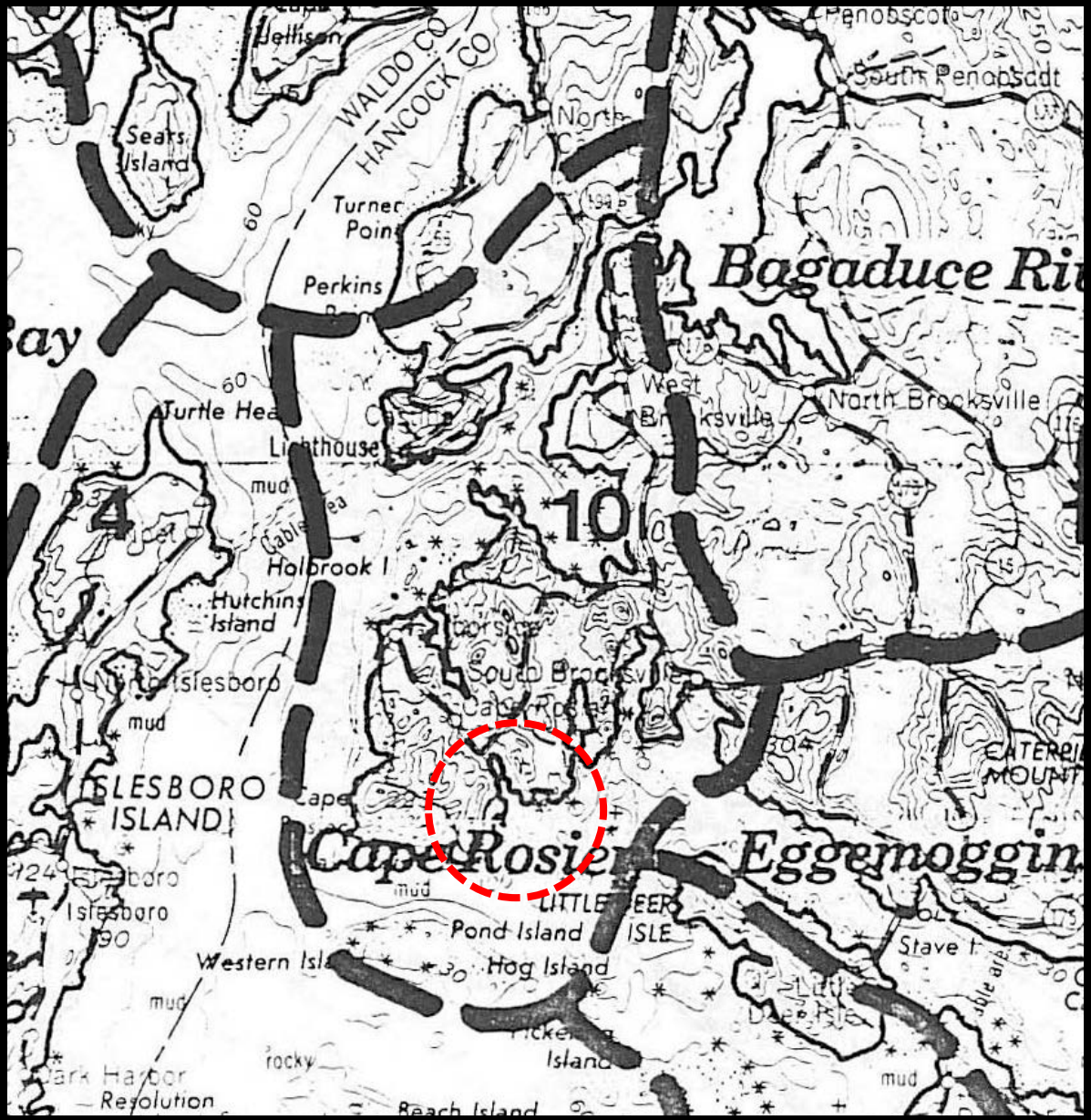

N E S T I N G
One Family...Many Individuals



Landscape District: Penobscot Bay



Landscape Sub-districts



Cape Rosier: One of the Sub-districts



Weir Cove Scenic Area



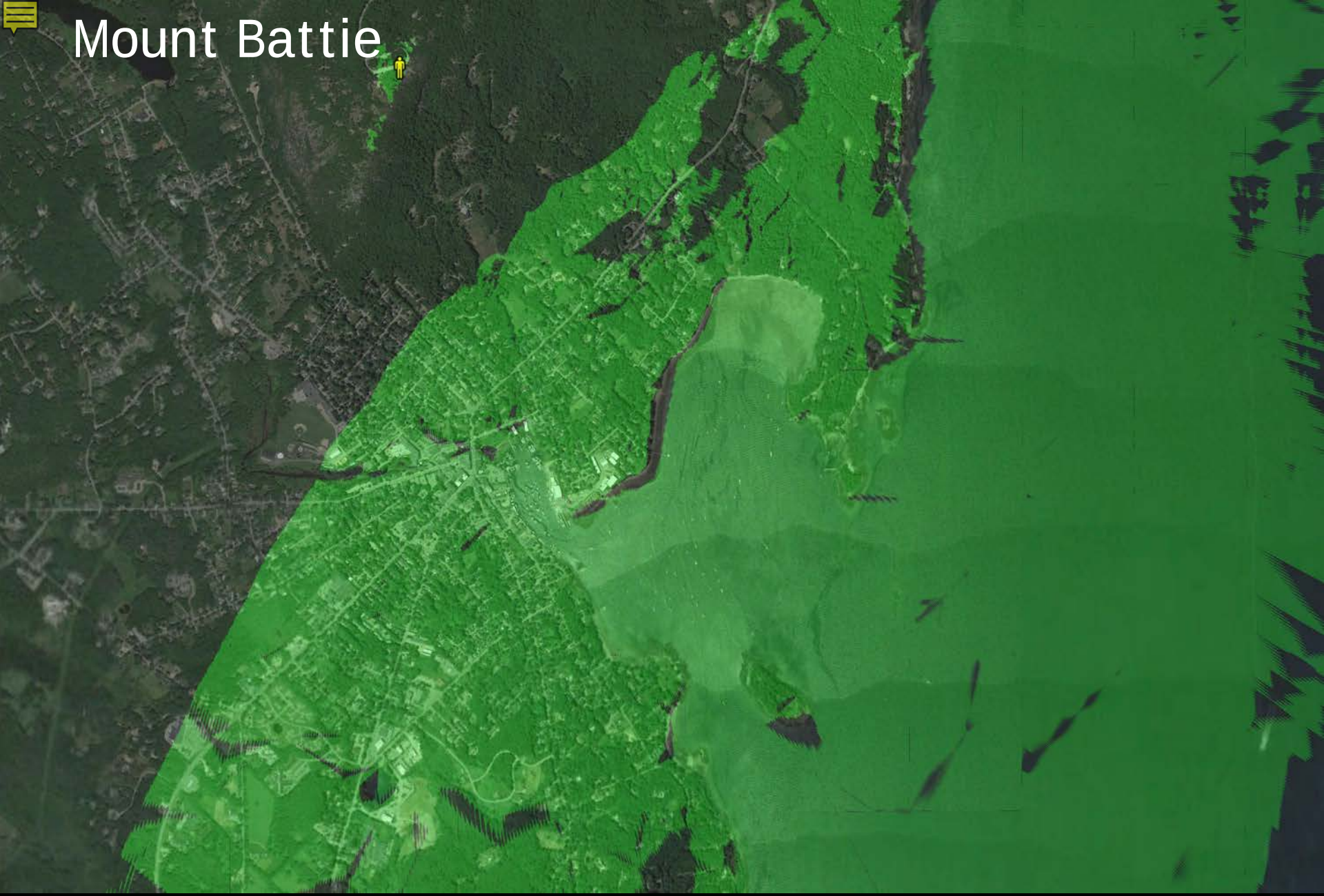
Weir Cove Scenic Area


VIEWSHED





VIEWSHED



VIEWSHED GOOGLE EARTH PRO


DISTANCE ZONES
Foreground • Midground • Backgroun


Foreground
Midground
Background

OVERVIEW OF METHODOLOGY
Four Step Process

A. Determine Scenic Indicators
B. Office Ratings
C. Field Evaluations
D. Classification



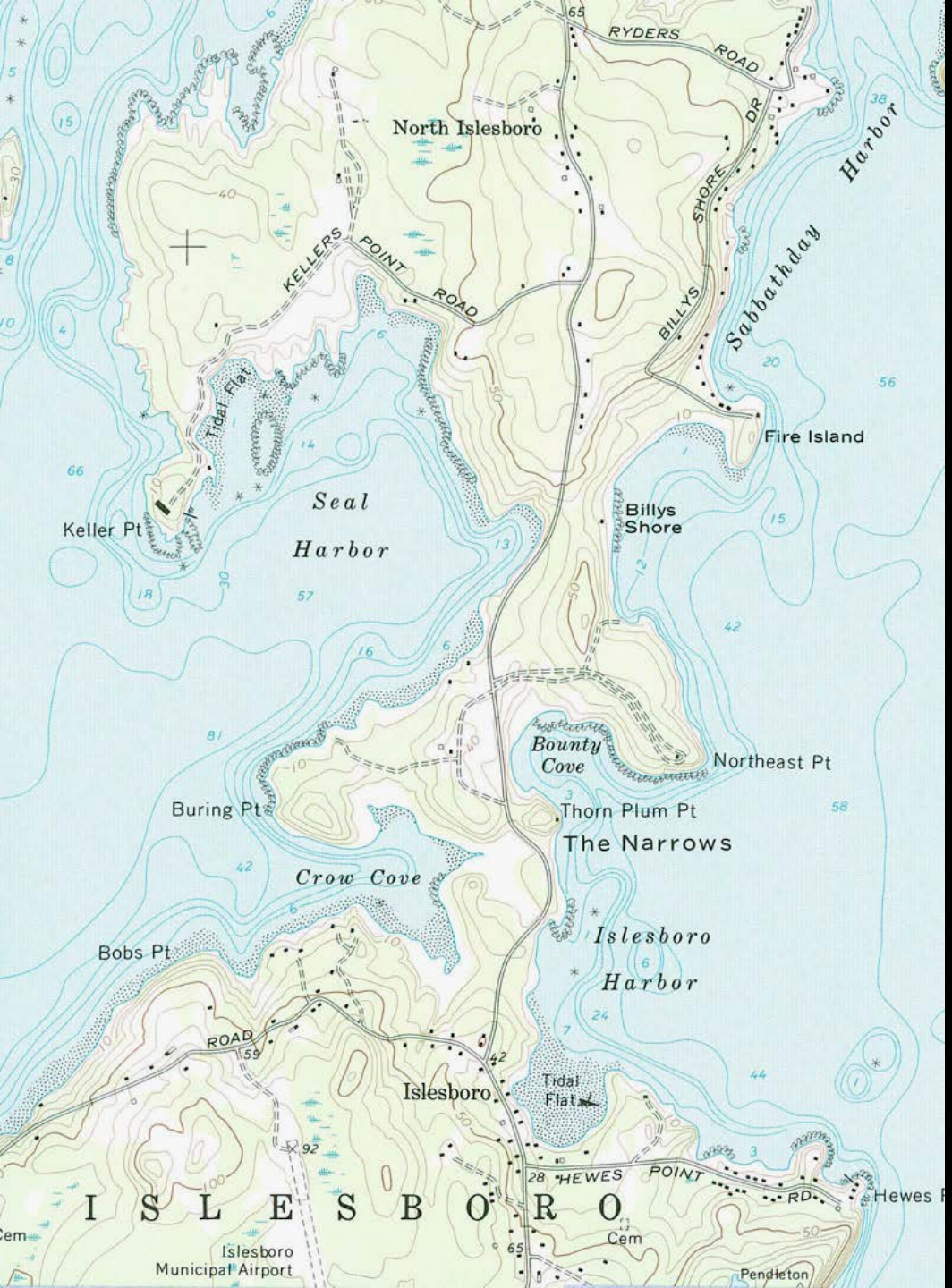
A. DETERMINE SCENIC INDICATORS

Topography
Open land
Features









B. OFFICE RATINGS

1. Landform
2. Open Land
3. Configuration
4. Features
5. Quality of Water





C. FIELD EVALUATION

6. Landscape Character
7. Vegetation
8. Composition & Effect

Scenic Evaluation

SI: Special Interest
SC: Scoring
IP: Indicators Present

SI	SC	IP	
			1. Landform
	3	X	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**

D. CLASSIFICATION

SCENIC INDICATOR RATINGS

1. Landform	9 Pts.
2. Open Land	6 Pts.
3. Shoreline Configuration	6 Pts.
4. Scenic Features	9 Pts.
5. Water Views	30 Pts.
6. Landscape Character	22 Pts.
7. Vegetation	9 Pts.
8. Composition & Effect	9 Pts.
TOTAL	100 Pts.

OFFICE EVALUATION

The Quantitative Part

1. Landform
2. Open Land
3. Shoreline Configuration
4. Scenic Features
5. Water Views

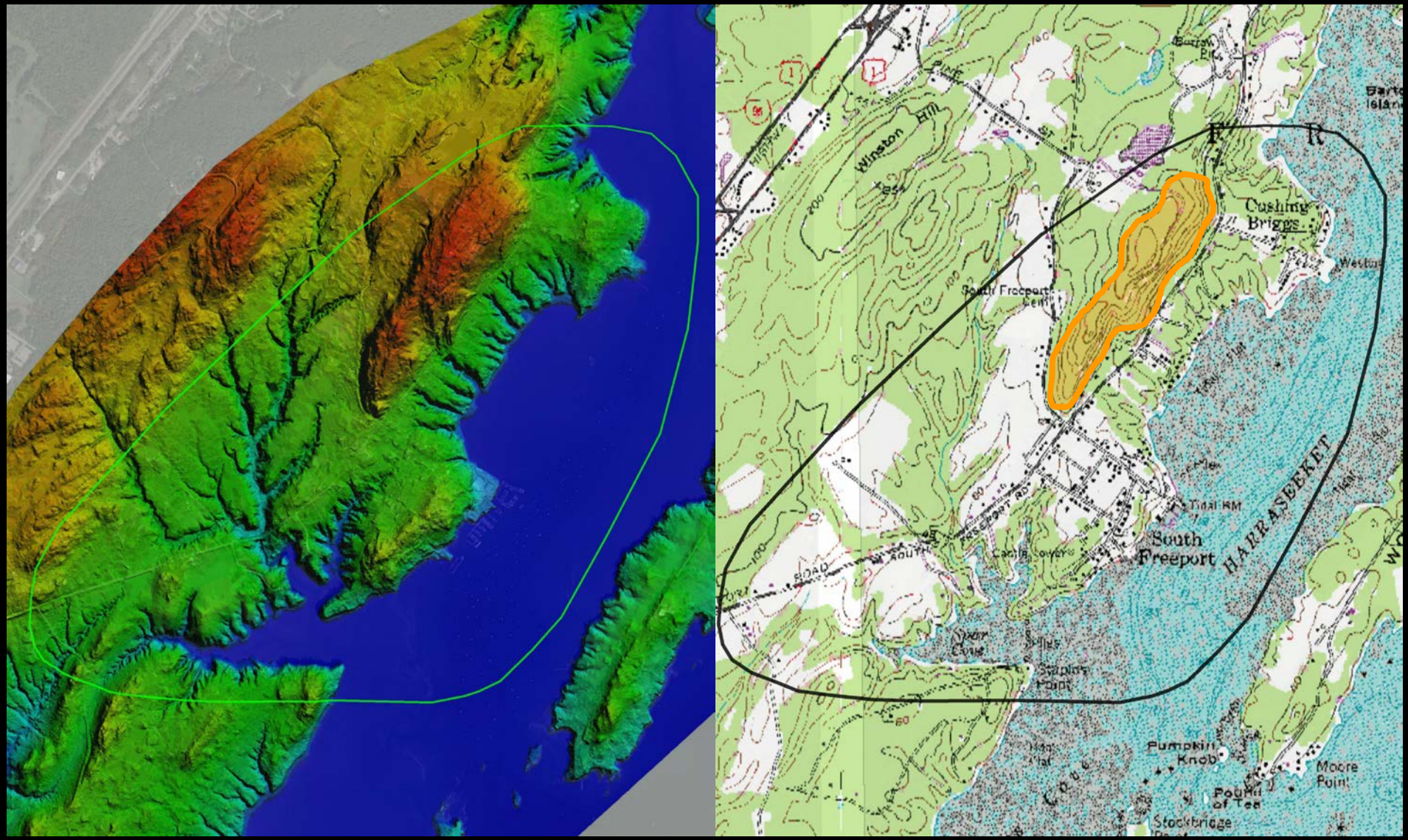


1. LANDFORM

- Elevation
- Slope



1. LANDFORM: Elevation



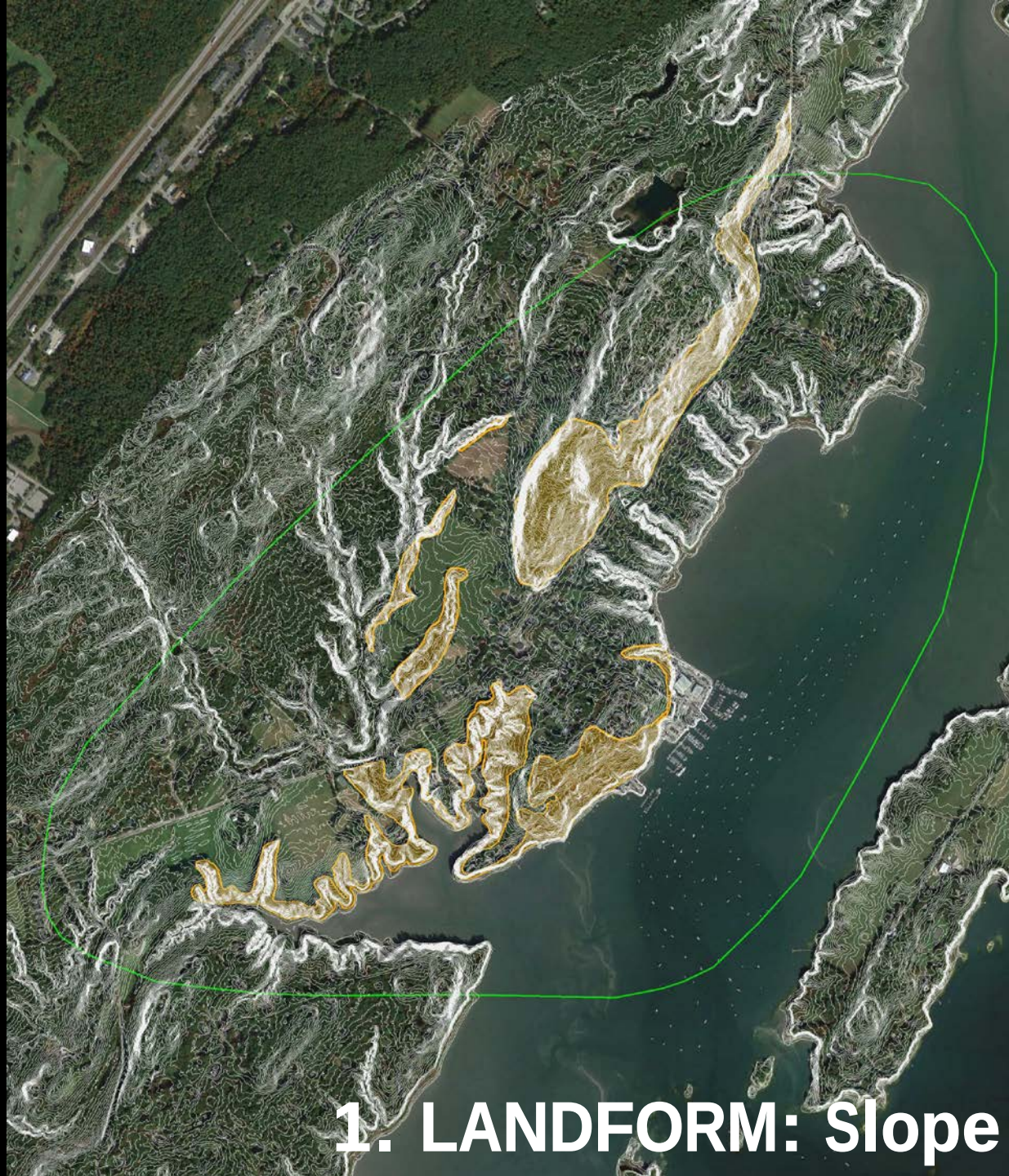
1. LANDFORM: Elevation



1. LANDFORM: 50-75’ Elevation 1 Point



1. LANDFORM: 100+’ Elevation 6 Points



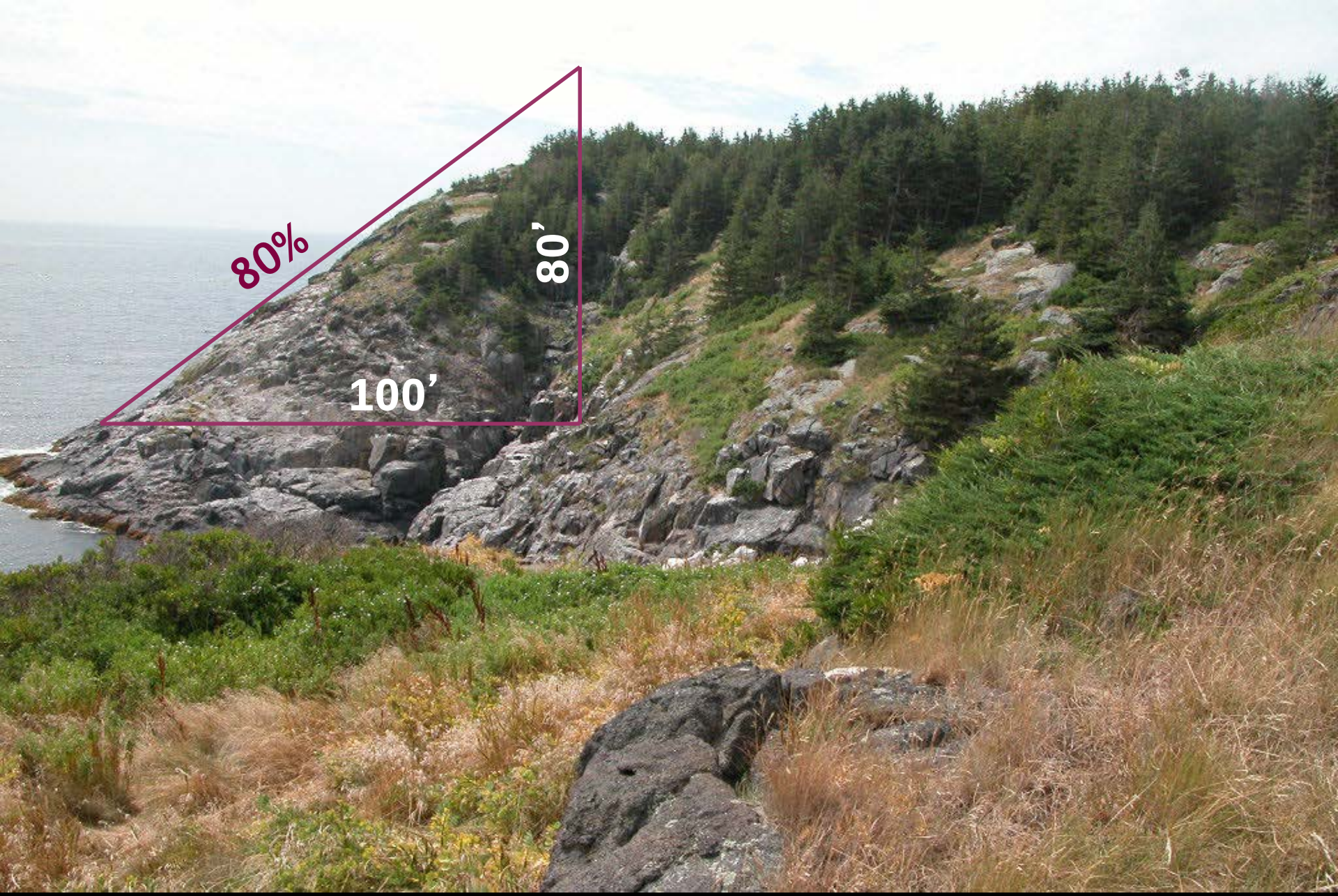
1. LANDFORM: Slope



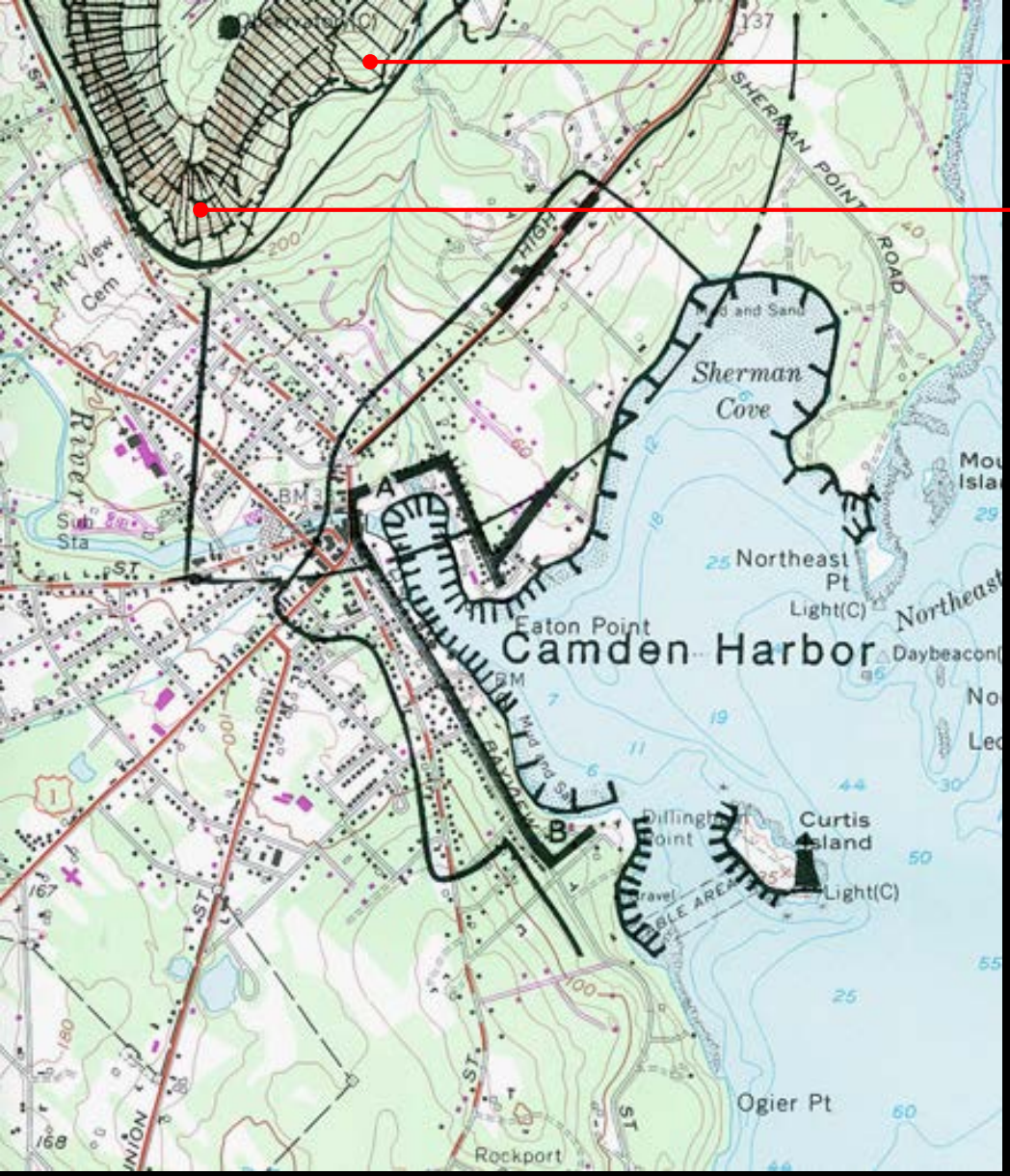
1. LANDFORM: Slope



1. LANDFORM: 25-40% Slopes 2 Points



1. LANDFORM: 40+% Slopes 3 Points



1. LANDFORM: Slope



2. OPEN LAND









2. OPEN LAND

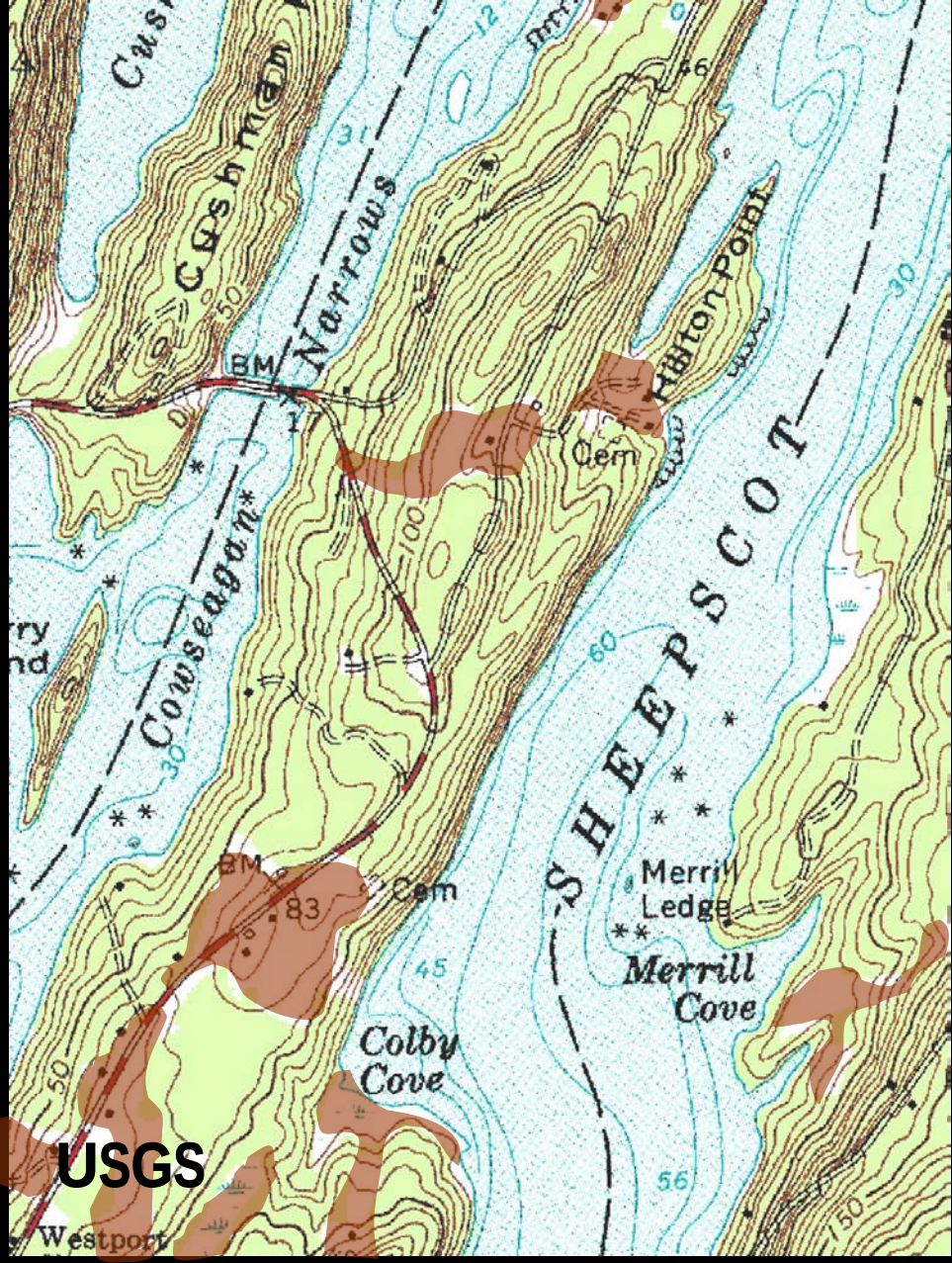


2. OPEN LAND: Air Photo



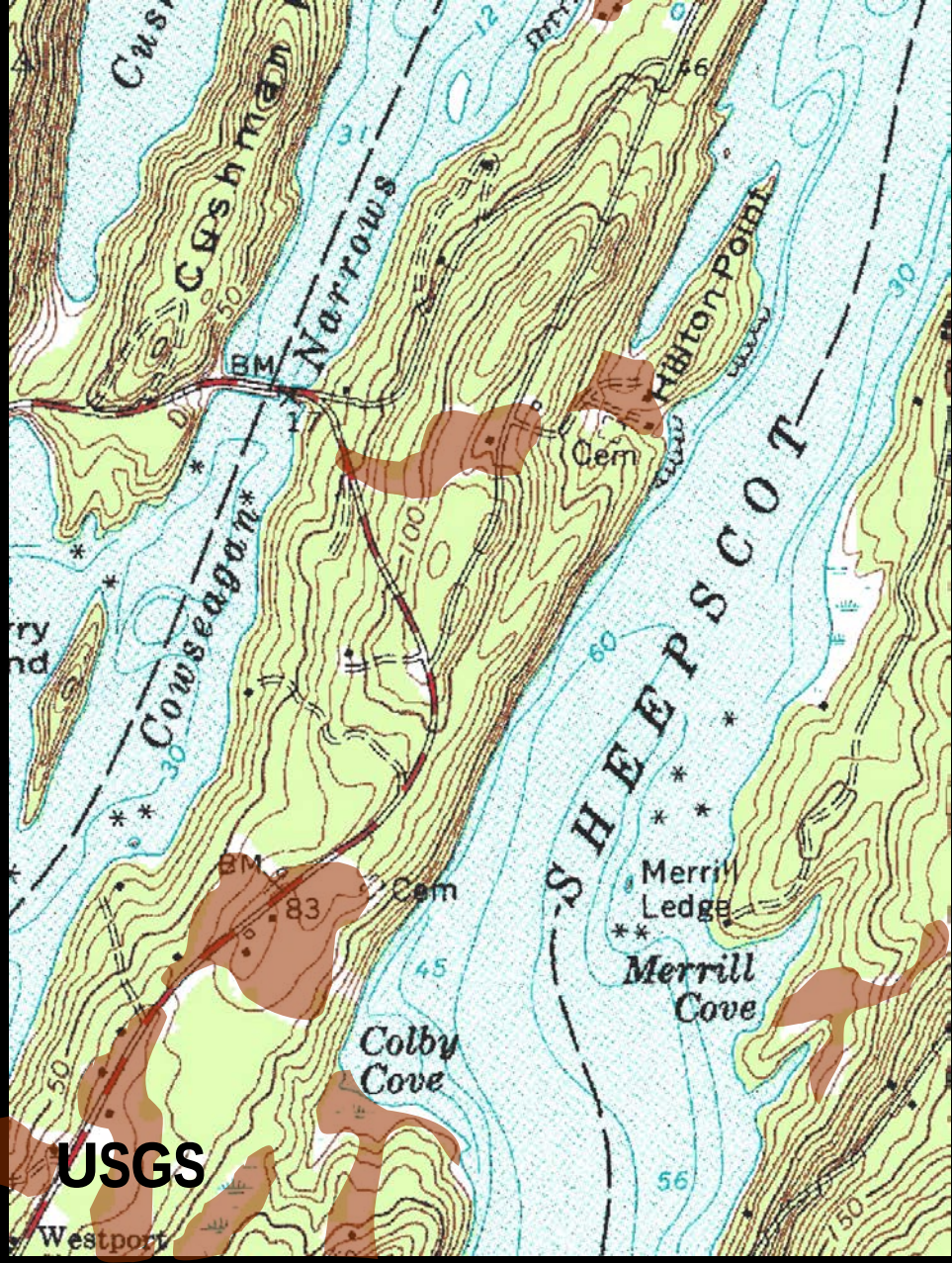
2. OPEN LAND: GoogleEarth





1. LANDFORM: Open Land





1. LANDFORM: Open Land



2. OPEN LAND: 1-5 ac. filtered view 3 Points



2. OPEN LAND: 1-5 ac. open view 5 Points



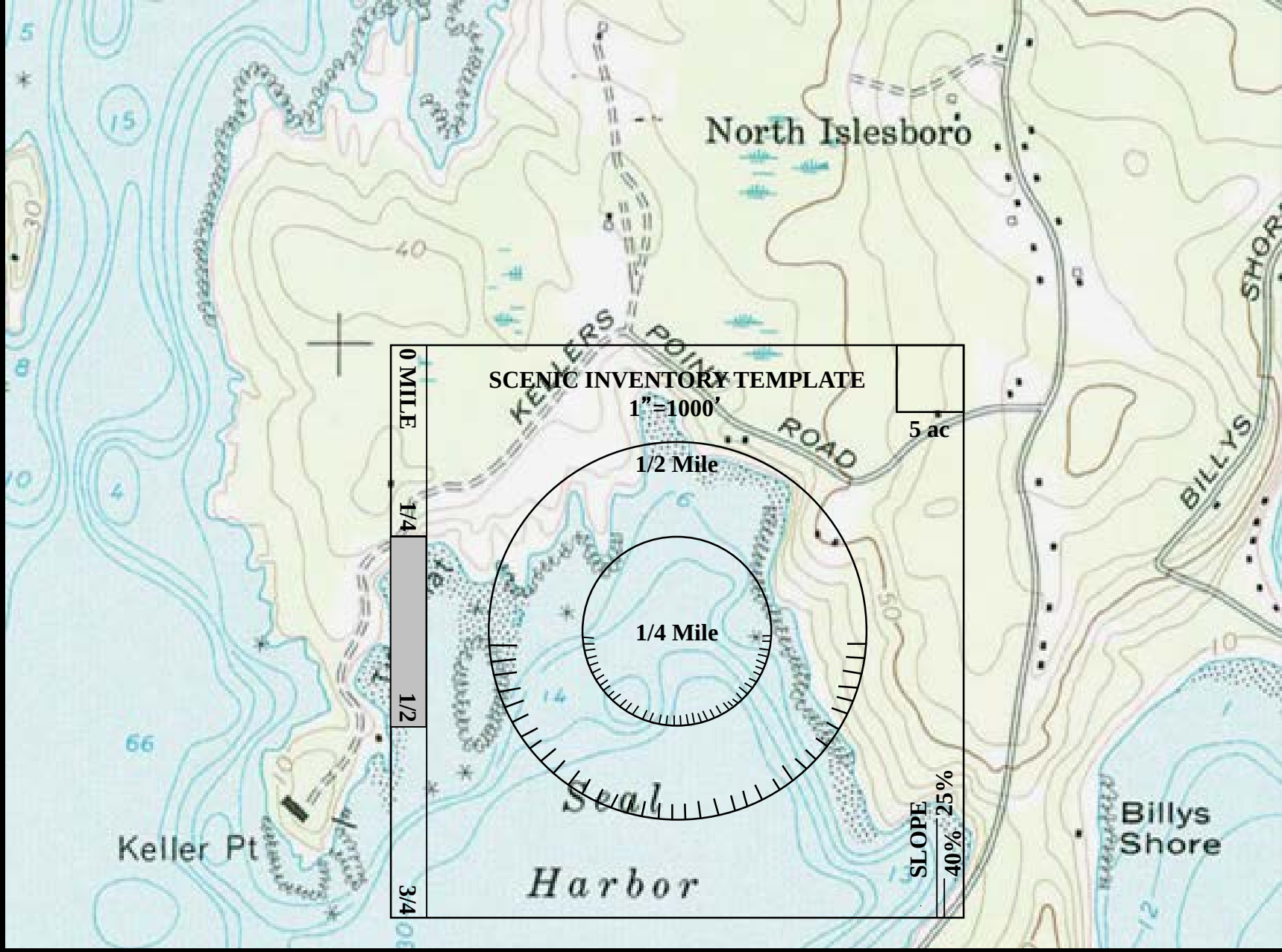
2. OPEN LAND: >5 ac. open view 6 Points



3. SHORELINE CONFIGURATION



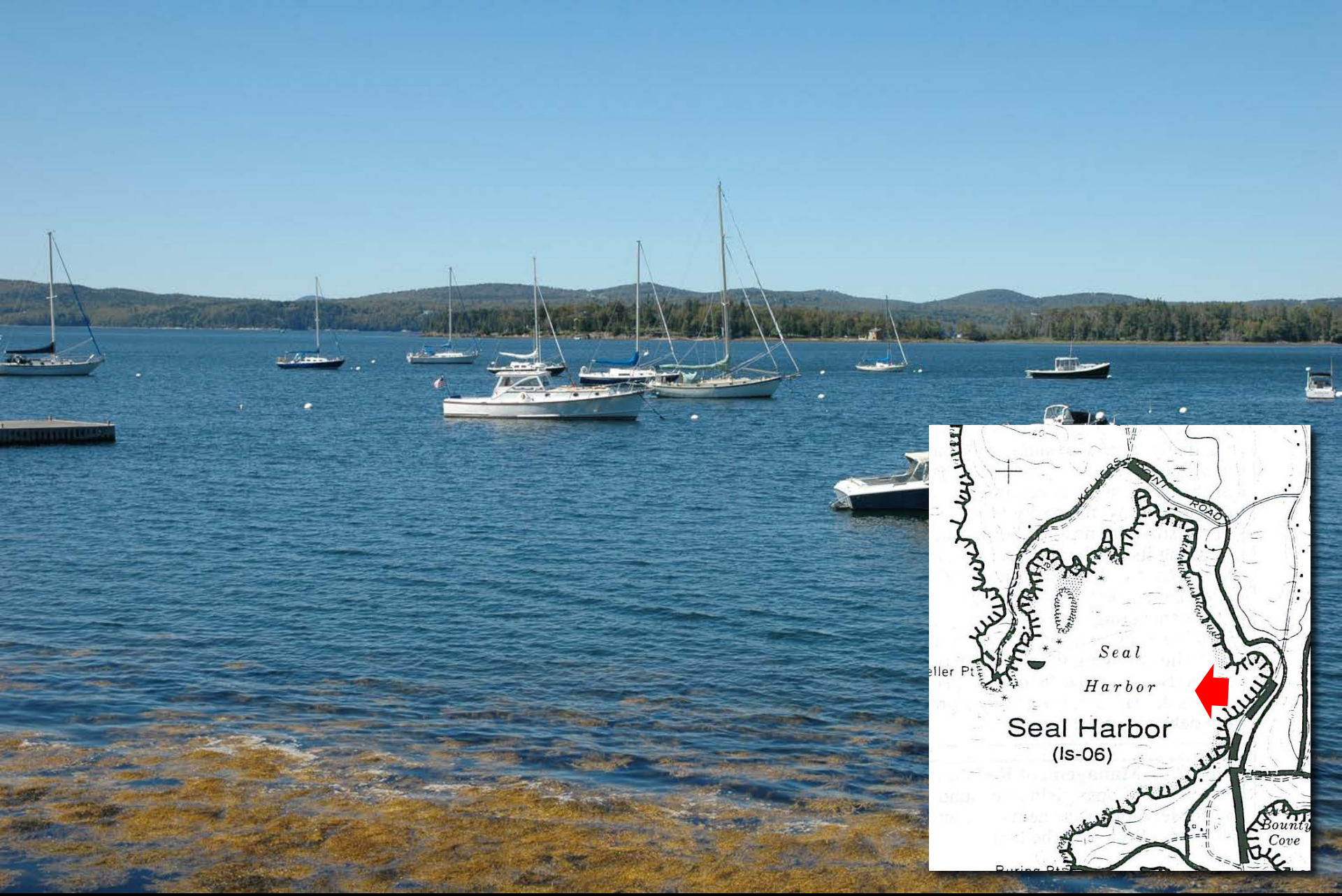
3. SHORELINE CONFIGURATION



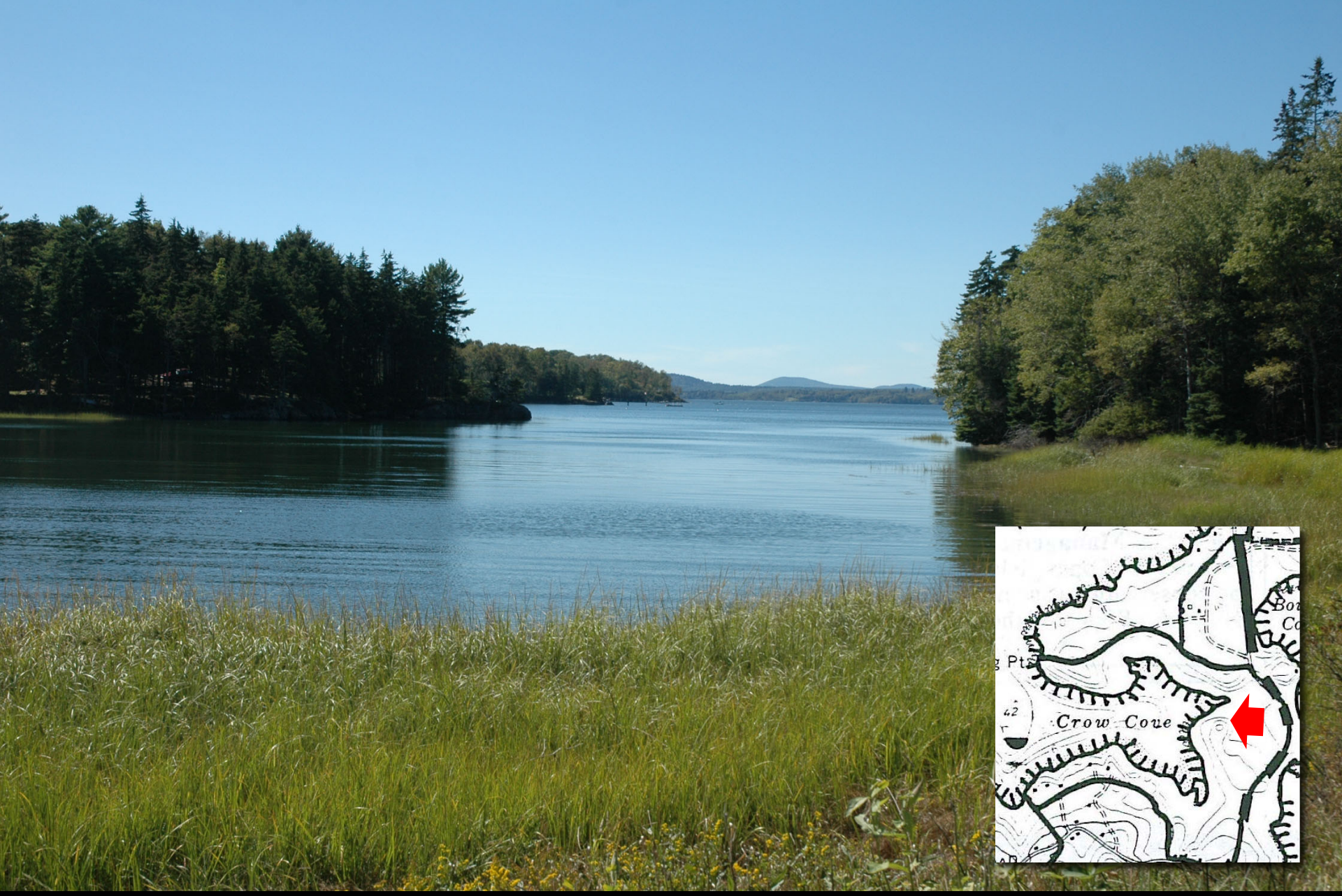
3. SHORELINE CONFIGURATION



3. SHORELINE CONFIGURATION



3. CONFIGURATION: shore w/in 1/2 mi. 3 Pts.



3. CONFIGURATION: shore w/in 1/4 mi. 6 Pts.



4. SCENIC FEATURES



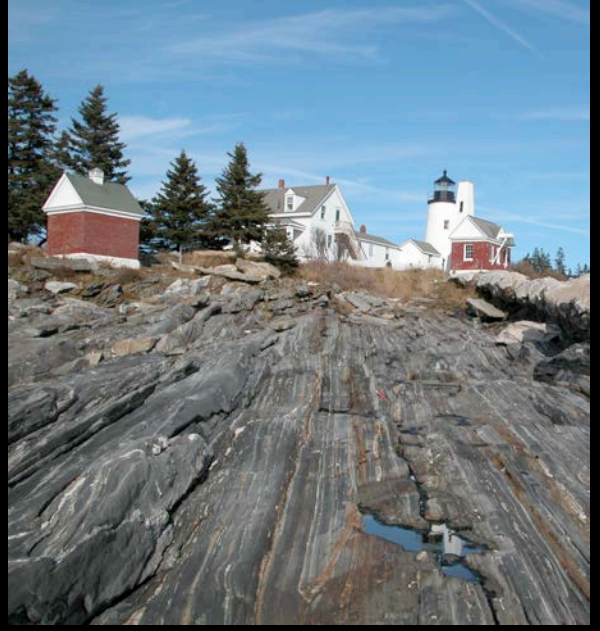






4. SCENIC FEATURES: Natural









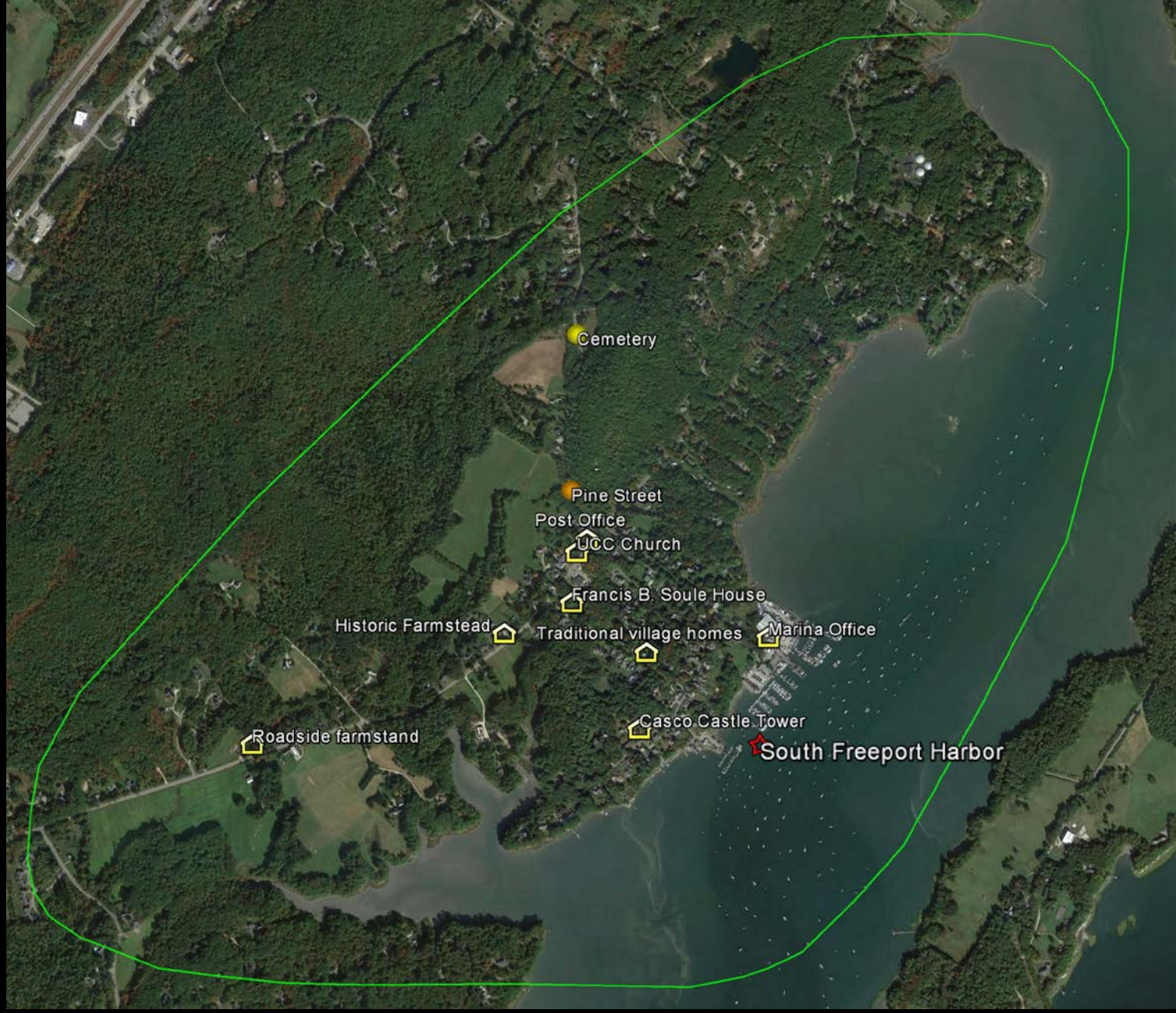




4. SCENIC FEATURES: Cultural



4. SCENIC FEATURES



4. SCENIC FEATURES



4. SCENIC FEATURE: >3 miles **1 Pt.**



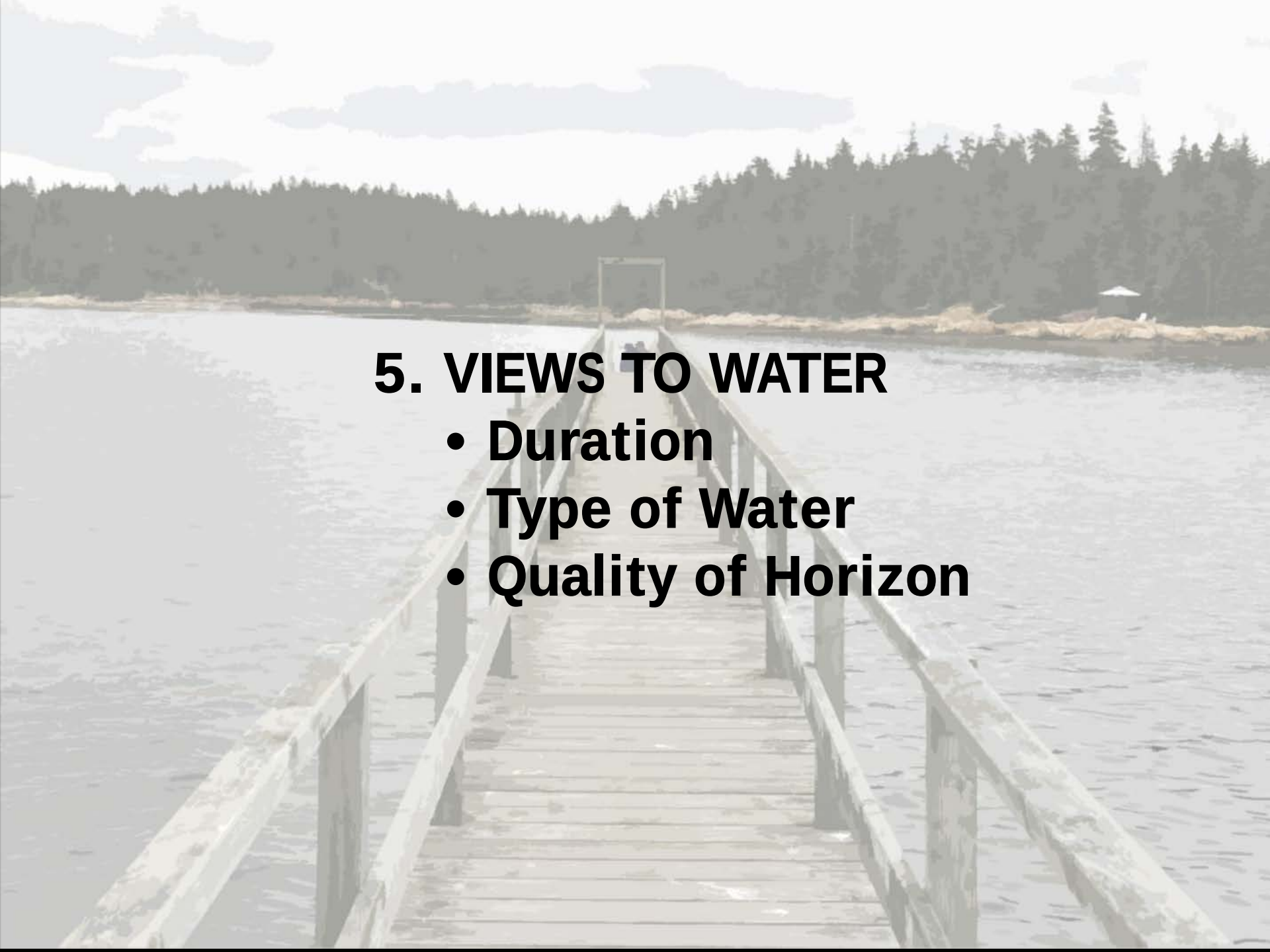
4. SCENIC FEATURE: in midground 3 Pts.



4. SCENIC FEATURES: >1, in midground 6 Pts.



4. SCENIC FEATURES: >1, in foreground 9 Pts.

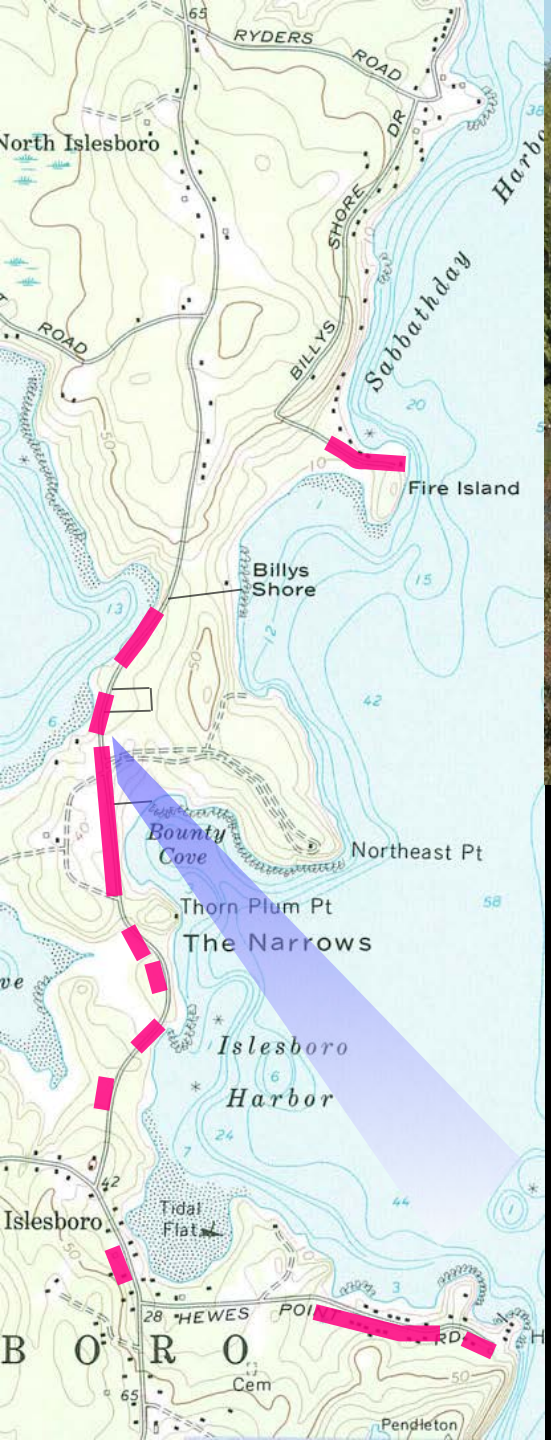


5. VIEWS TO WATER

- Duration
- Type of Water
- Quality of Horizon



5. VIEWS TO WATER
Duration of view

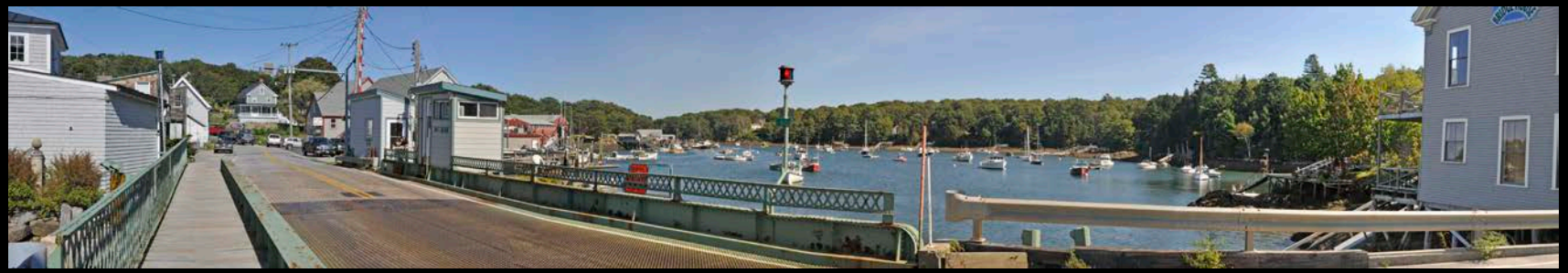




Bounty Cove
MAIN ROAD



Google Earth



Panoramic Photo



Street View



Panoramic Photo



Street View



5. VIEWS TO WATER

Duration of view: <0.2 mile **3 Pts.**



5. VIEWS TO WATER

Duration of view: 0.2 – 0.5 miles 6 Pts.



5. VIEWS TO WATER

Duration of view: >0.5 miles 9 Pts.



5. VIEWS TO WATER

Water type: Sm. waterbody (<1/4 mi.) 6 Pts.



5. VIEWS TO WATER

Water type: Lg. waterbody (>1/4 mi.) 9 Pts.



5. VIEWS TO WATER

Water type: Lg./sm. combination 12 Pts.



5. VIEWS TO WATER

Horizon: Open/closed. Little vert. Int. 3 Pts.



5. VIEWS TO WATER

Horizon: Open/closed w/ some int. 6 Pts.



5. VIEWS TO WATER

Horizon: Open/closed w/ high int. 9 Pts.

OFFICE EVALUATION SCORING

SCENIC INVENTORY EVALUATION FORM

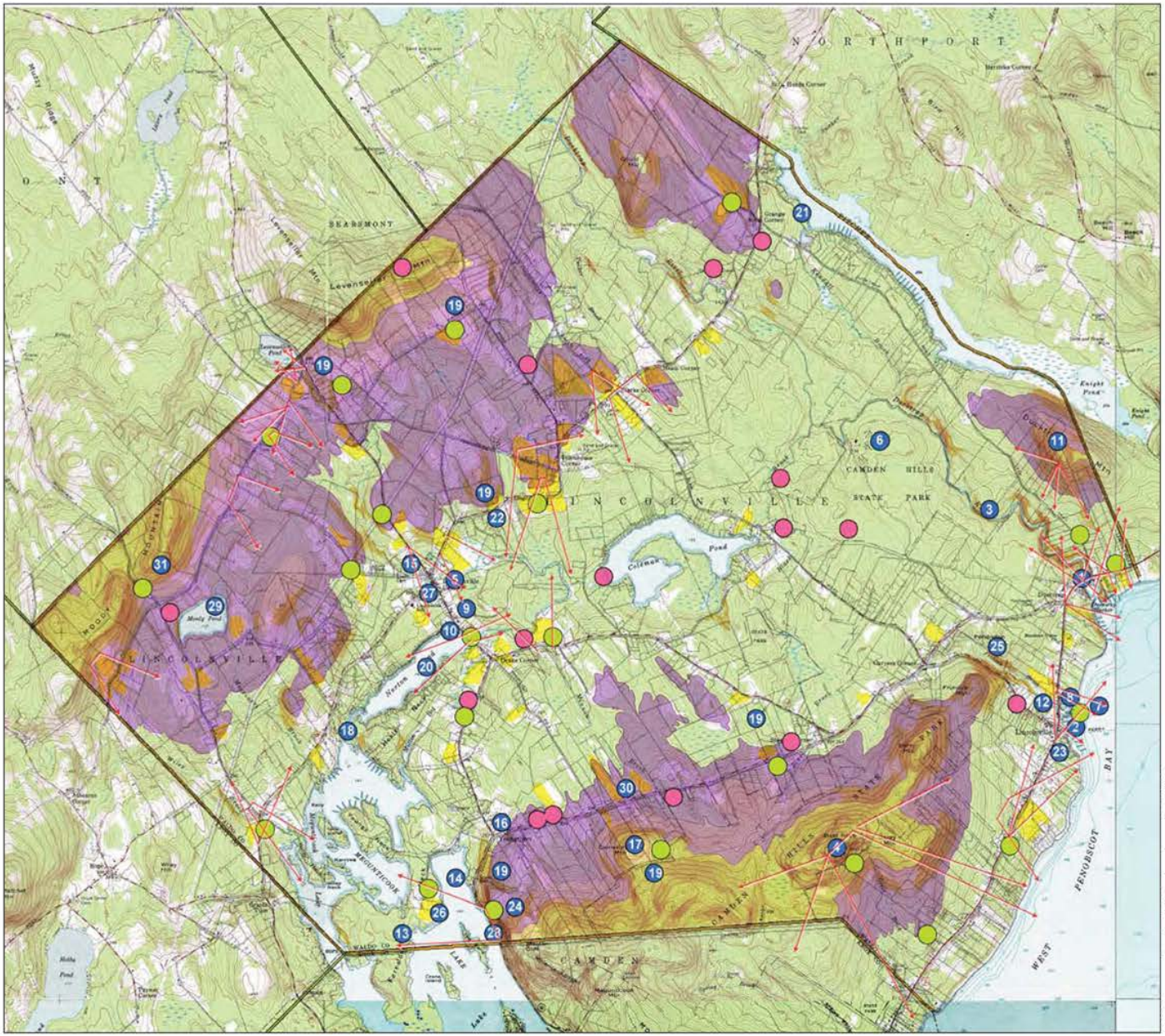
Completed by: T.DeWan and A.Segal, TJD&A

Location South Freeport **Date** October 3, 2014

SI	SC	IP	INDICATORS	PTS	COMMENTS
			1. Landform	9	
	0		Elevation		Elevation ranges from 0 to 200'
X	1		Slope		Some slope, going down to wharf, along South Freeport Road
X	3	X	2. Open Land	6	Fields south of South Freeport village, 1-5 ac., no views of water over fields, Sayles fields off Church Street.
X	3		3. Shoreline Configuration	6	Most configured within 1/2 mile, Harraseeket River
X	9	X	4. Scenic Features	9	Historic District, traditional NE village, Castle tower, Wharf
			5. Scenic Quality of Water	30	
	4		Duration of View		Brief, filtered, elevated views from Harraseeket Rd (0.1 miles). Open views from Wharf (0.1 miles). No views in village.
X	10	X	Type of Water		Harraseeket River, Casco Bay, opposite shore 0.3 miles, Can see Mosher Island 2.5 miles away.
X	6	X	Quality of Horizon		Closed horizon with islands, some vertical interest.
	36	4	**DESKTOP SUBTOTAL**	60	
			6. Landscape Character	22	
	7		Land Use		Residential, agricultural, village, school, market, post office, old cemetery, church, community hall, wharf/marina, restaurant: very positive.
	6		Roadside Characteristics		Tree lined, mature vegetation, open fields, stone walls, outcrops, historic homes close to road.
X	9		Settlement Characteristics		Architecturally consistent, rich detailing, new building use traditional vernacular styles/materials, variety in scales, structures relate to the land well.
	6		7. Vegetation	9	Mature trees, tree lined streets, agricultural fields with wooded edges.
X	9		8. Composition & Effect	9	Cohesive village, variety of experiences, delight in unexpected special features, views of Harraseeket River and marina with boats exceptional.
	37		**FIELD EVALUATION**	40	
	73		**TOTAL SCORE**	100	

SI: Special Interest
SC: Scoring
IP: Indicators Present
PTS: Total Points for Indicator

Comments 73 (above 70) is of Statewide or National Significance

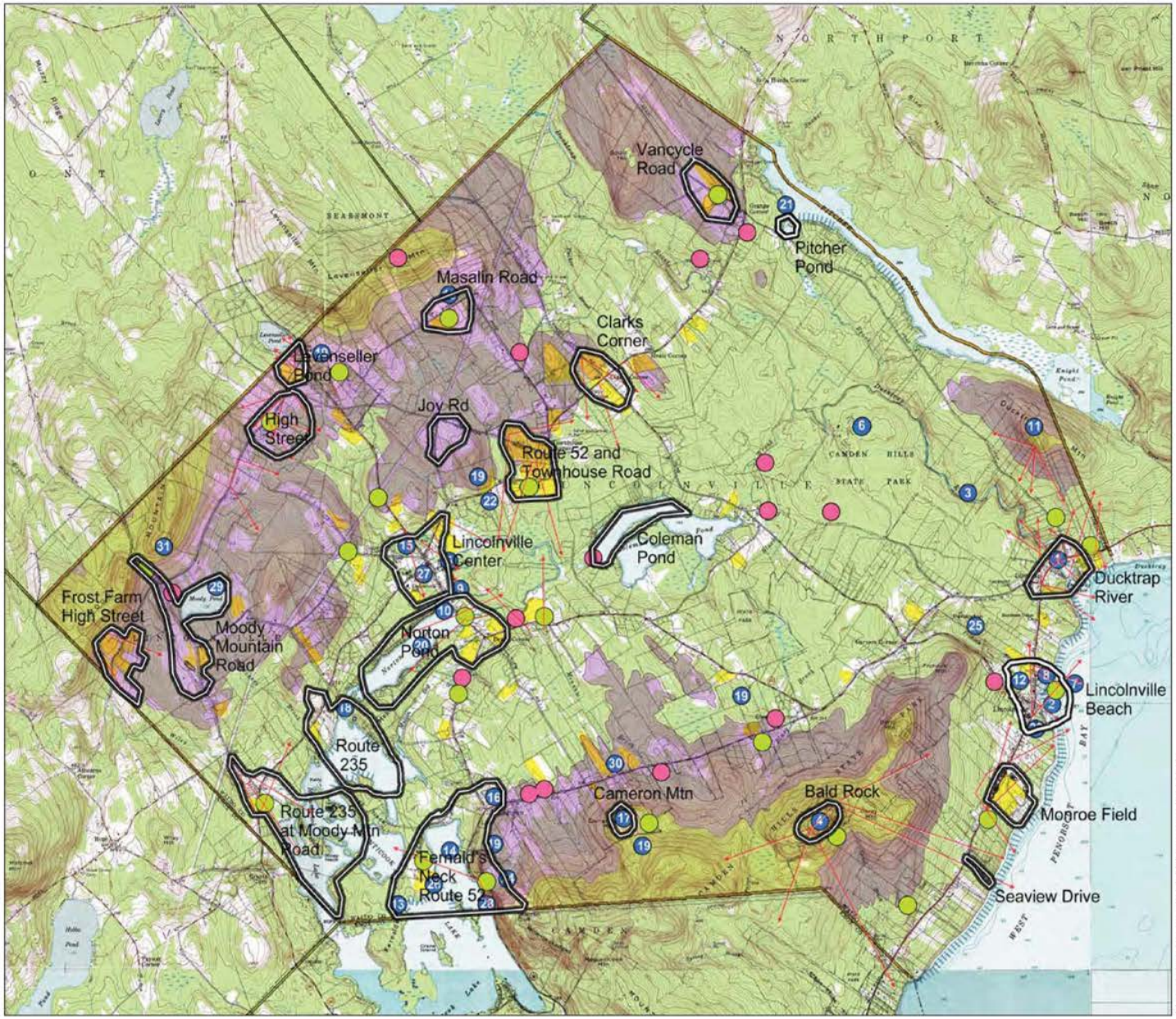


USGS Source: Lincolnville Quadrangle, updated 1973

Office Assessment Data Summary with Scenic Views and Special Places Overlay

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

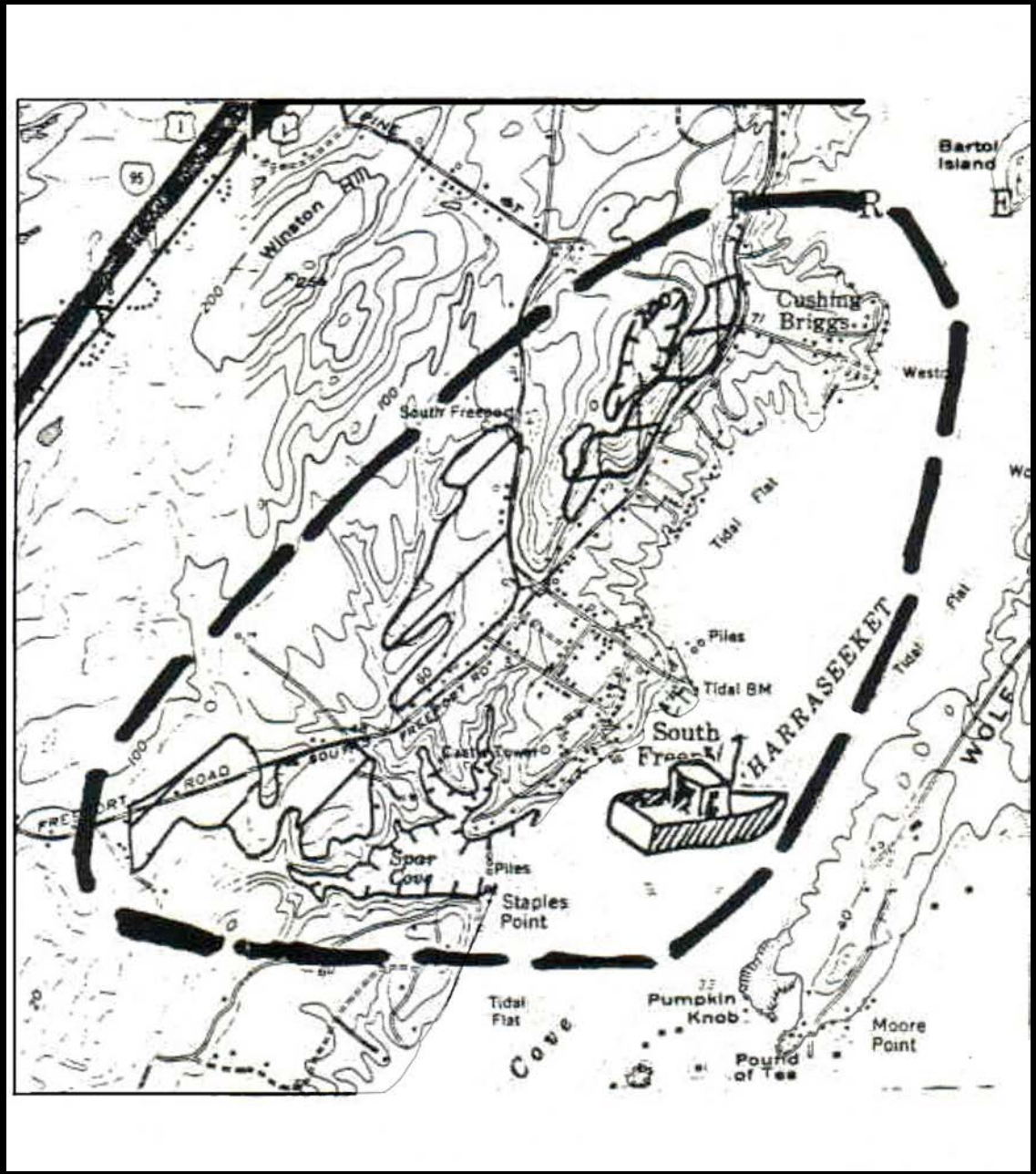
6000'



USGS Source: Lincolnville Quadrangle; updated 1973

Potential Scenic Areas Identified During Office Assessment

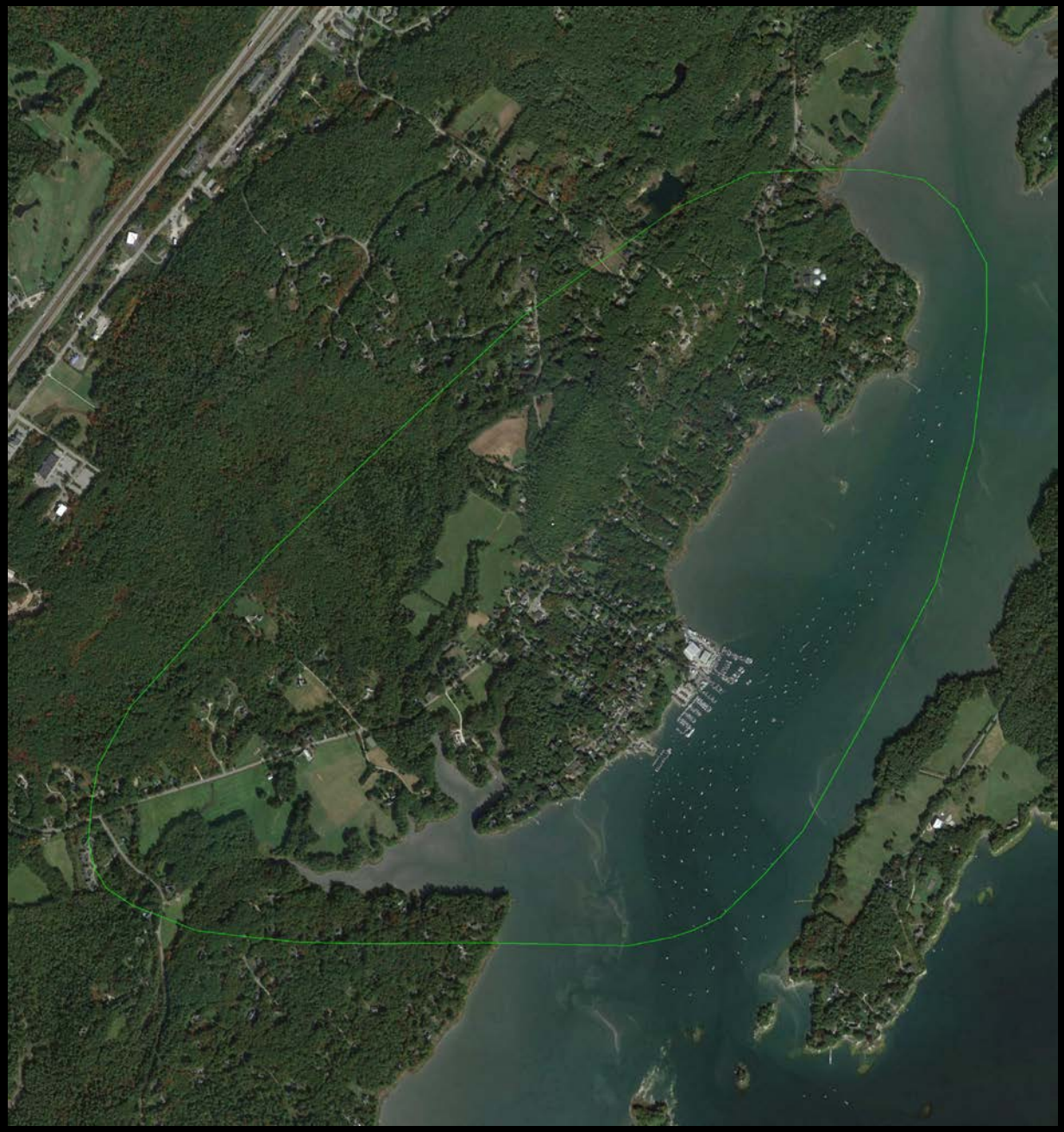
6000'



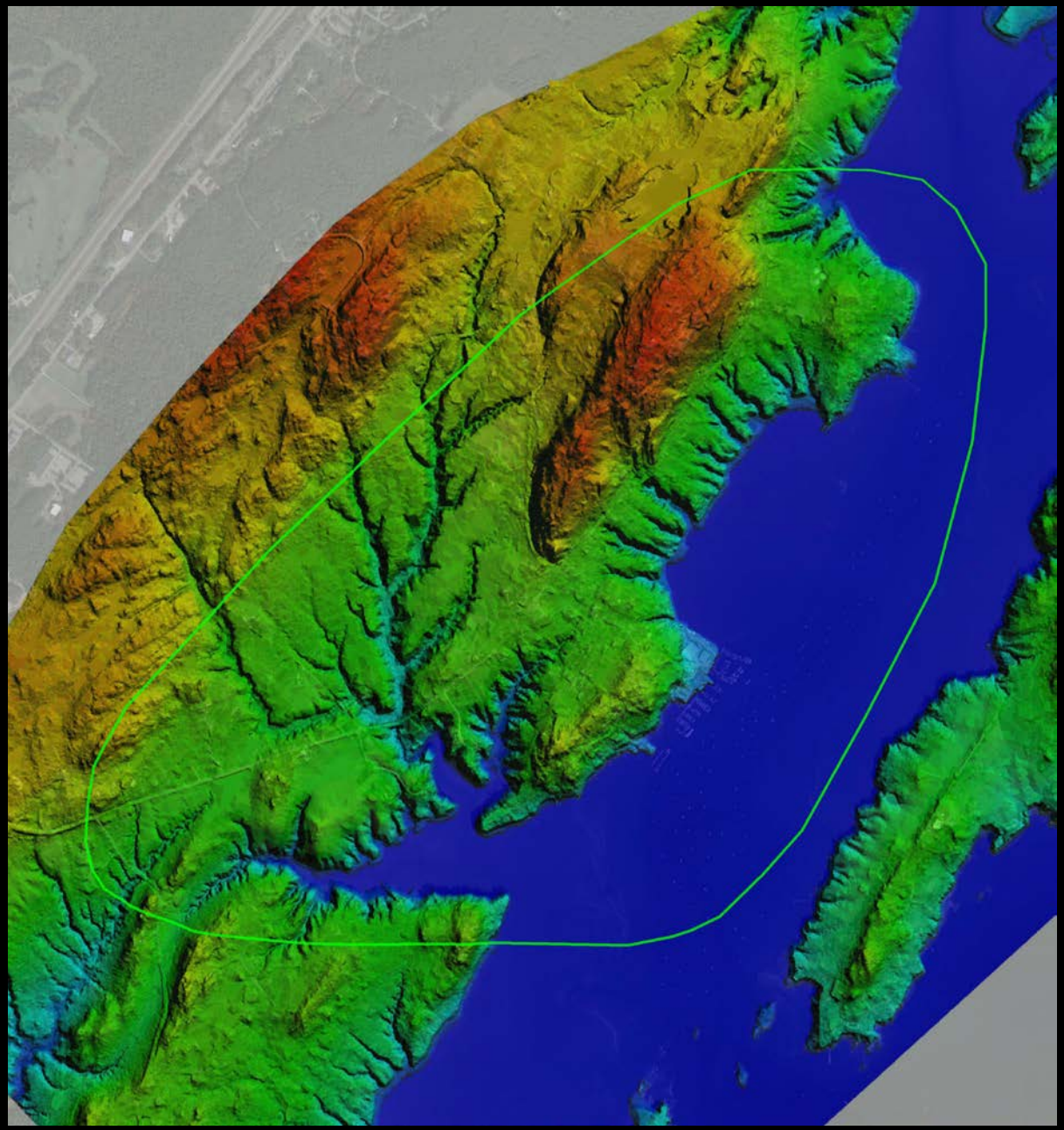
South Freeport 1986



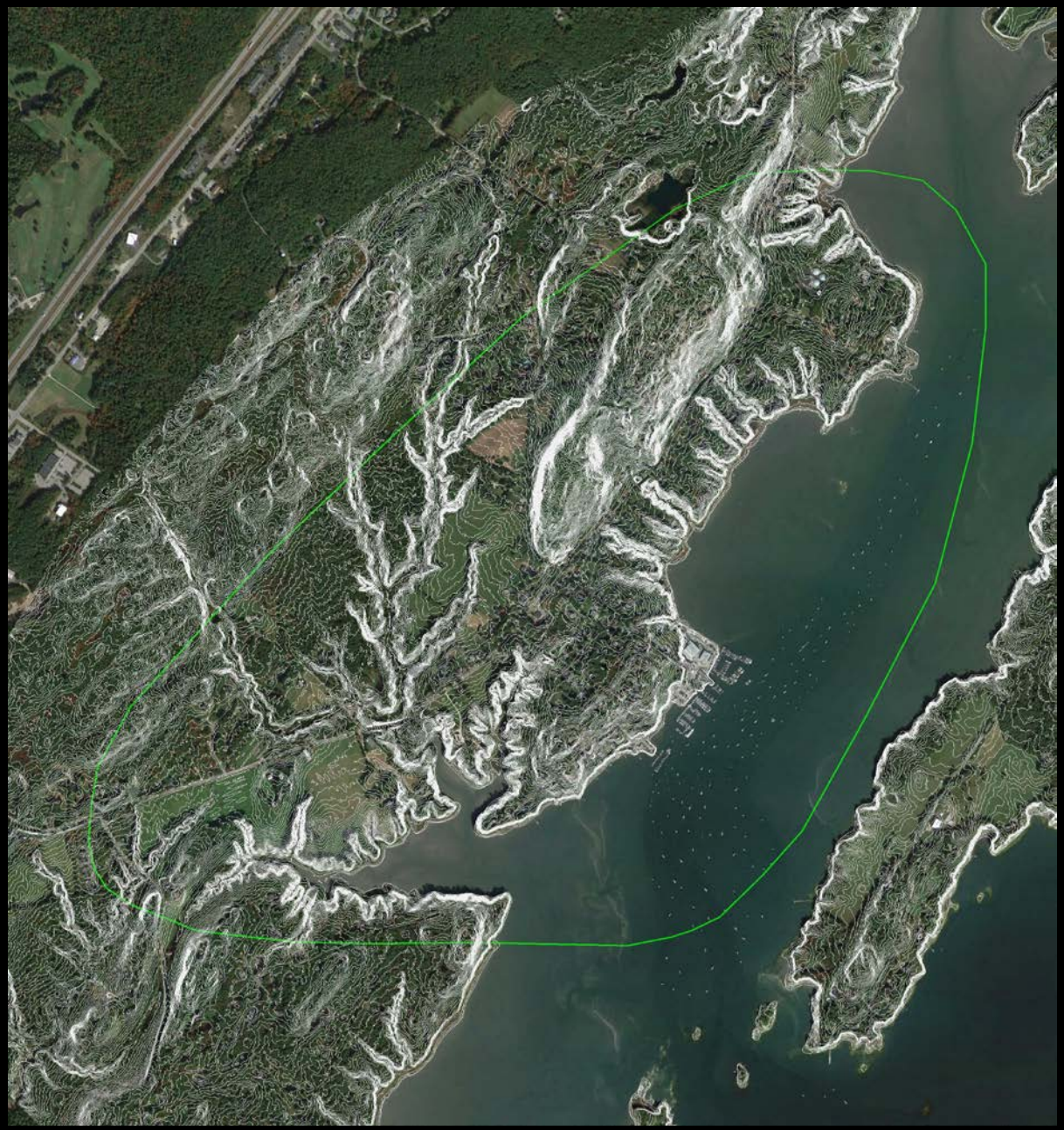
South Freeport 1986



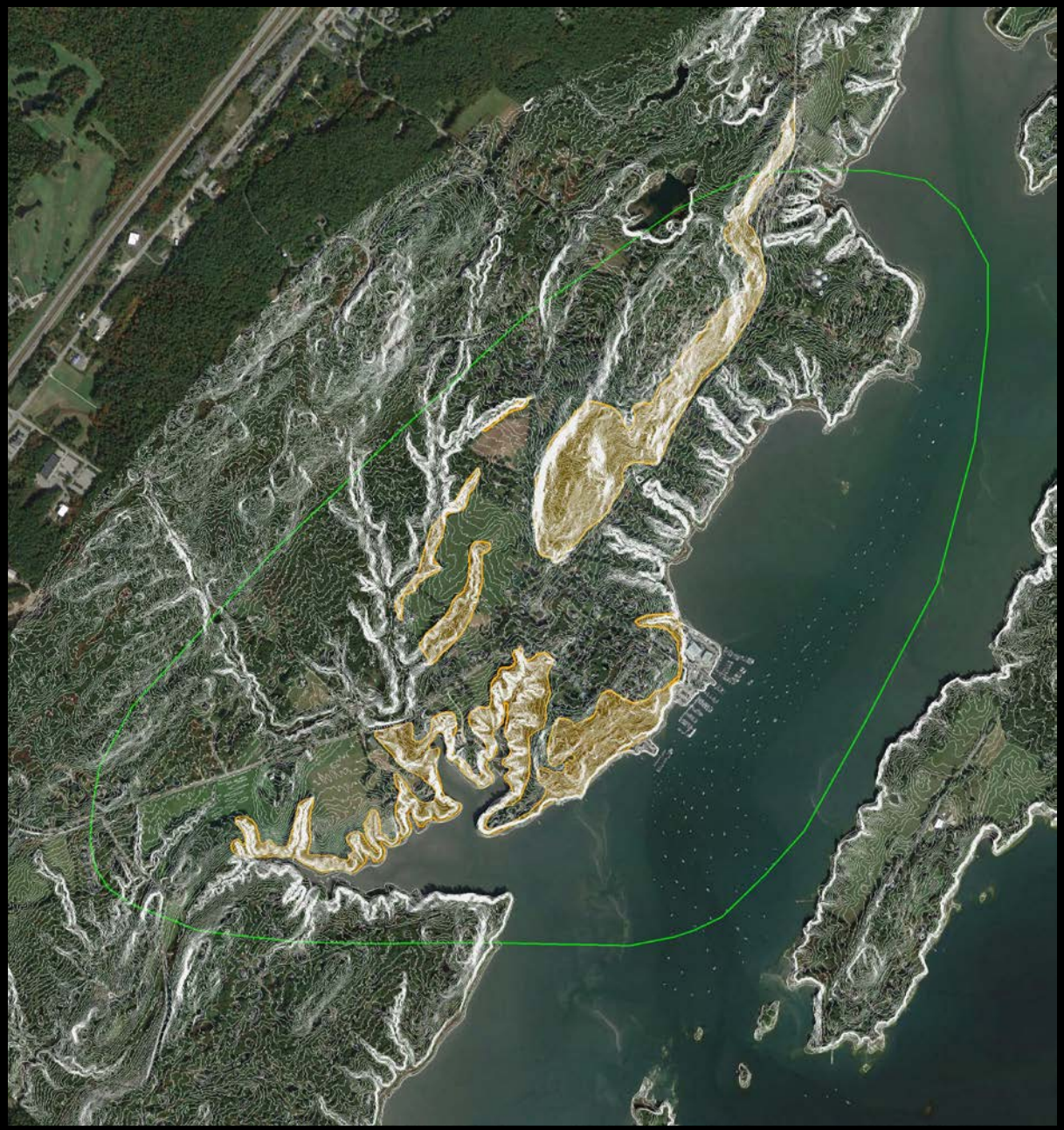
South Freeport FOCUS AREA



South Freeport ELEVATION



South Freeport LIDAR DATA



South Freeport STEEP SLOPES



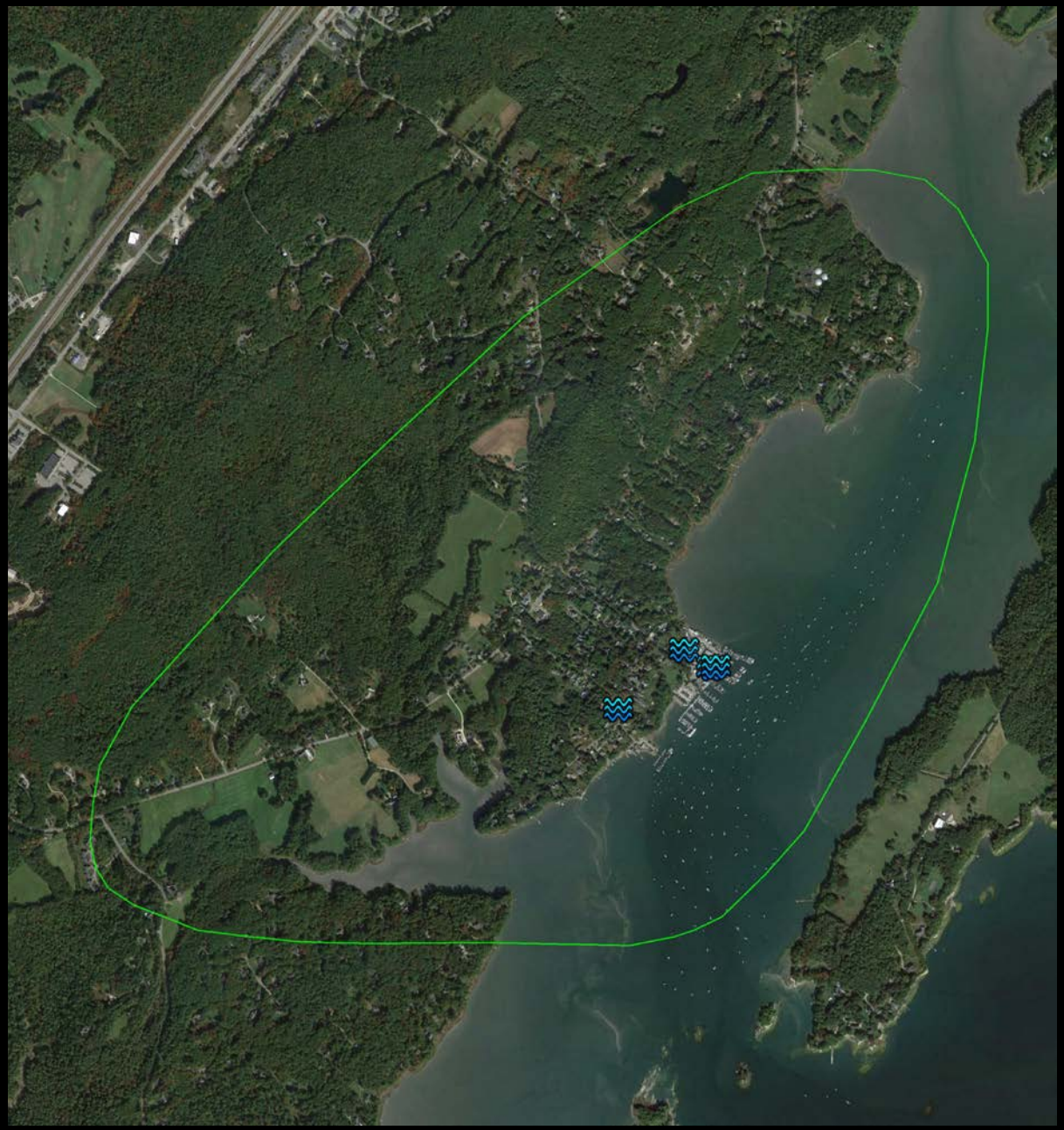
South Freeport STEEP SLOPES



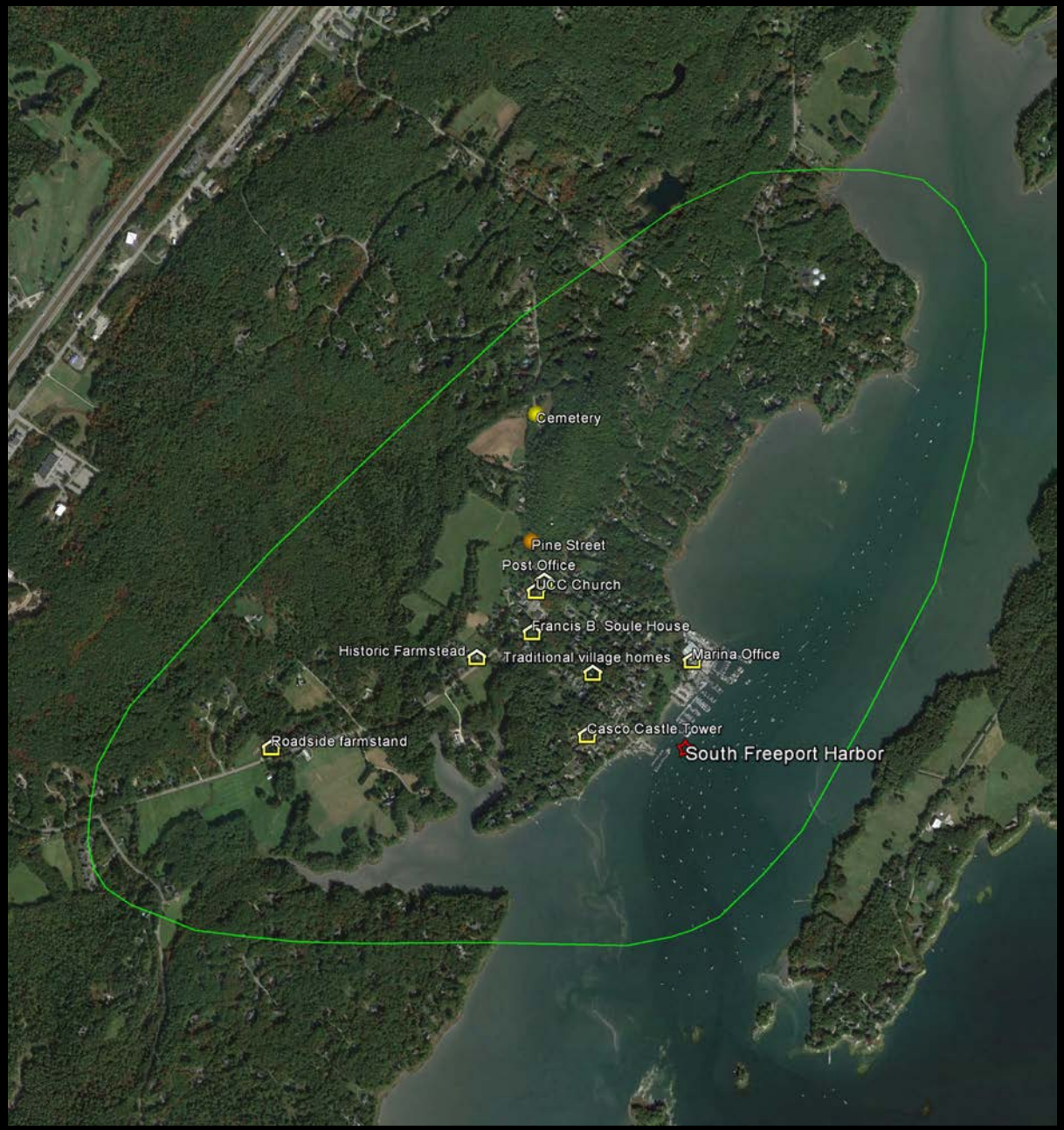
South Freeport OPEN LAND



South Freeport SHORELINE CONFIGURATION



South Freeport VIEWS TO WATER



South Freeport SCENIC FEATURES



South Freeport CONSERVATION LANDS



South Freeport SCENIC INDICATORS / CONSERVATION LANDS



South Freeport POTENTIAL SCENIC AREA



South Freeport POTENTIAL SCENIC AREA

SCENIC INVENTORY EVALUATION FORM

Completed by: T.DeWan and A.Segal, TJD&A

Location South Freeport **Date** October 3, 2014

SI	SC	IP	INDICATORS	PTS	COMMENTS
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	4		Duration of View		Brief, filtered, elevated views from Harraseeket Rd (0.1 miles). Open views from Wharf (0.1 miles). No views in village.
X	10	X	Type of Water		Harraseeket River, Casco Bay, opposite shore 0.3 miles, Can see Mosher Island 2.5 miles away.
X	6	X	Quality of Horizon		Closed horizon with islands, some vertical interest.
	36	4	**DESKTOP SUBTOTAL**	60	

OFFICE EVALUATION SCORING

FIELD EVALUATION

The Qualitative Part





PREPARATION

- *Chart your route*
- *Consider sun angles*
- *Check the tides*
- *Be Prepared!*
- *Enjoy!*



PARTICIPANTS

- *Two minimum*
- *Three ideal: tie-breaker*
- *Driver / Photographer / Recorder*



OBSERVATIONS

- ***Stay on public property!***
- ***Get to know the area***
- ***Look beyond the roads***
- ***Take your time***



CONCLUSIONS

- *Verify office data*
- *Determine boundaries*
- *Try to reach consensus*
- *Record observations*

PHOTOGRAPHY

- *Cameras*
- *Tripods*
- *Settings / image size*
- *Location / GPS*
- *Focal length*



Normal View



Panorama...



Context









Public viewpoints..people



Visual detractors


SITE OF THE FIRST
RECORDED OBSERVATION OF A
TOTAL SOLAR ECLIPSE IN
NORTH AMERICA
OCT. 27, 1780

Tell a story



Ephemeral features



Normal



Wide-Angle



6. LANDSCAPE CHARACTER

- Land Use
- Roadside Characteristics
- Settlement Features



6A. LANDSCAPE CHARACTER

Positive Land Use 0 - 7 Points



6A. LANDSCAPE CHARACTER
Positive Land Use



6A. LANDSCAPE CHARACTER
Negative Land Use



6A. LANDSCAPE CHARACTER
Negative Land Use



6A. LANDSCAPE CHARACTER
Negative Land Use



6B. LANDSCAPE CHARACTER

Positive Roadside Characteristics 0 - 6 Pts.



6B. LANDSCAPE CHARACTER
Positive Roadside Characteristics



6B. LANDSCAPE CHARACTER
Negative Roadside Characteristics



6B. LANDSCAPE CHARACTER
Negative Roadside Characteristics



6C. LANDSCAPE CHARACTER

Positive Settlement Features 0 - 9 Points



6C. LANDSCAPE CHARACTER
Positive Settlement Features









6C. LANDSCAPE CHARACTER
Negative Settlement Features



7. VEGETATION



7. VEGETATION

Positive Effects **0 - 9 Points**



7. VEGETATION
Positive Effects



7. VEGETATION
Negative Effects



7. VEGETATION
Negative Effects



8. COMPOSITION AND EFFECT



8. COMPOSITION & EFFECT

Diversity

0 - 9 Points



8. COMPOSITION & EFFECT
Mystery/Surprise



8. COMPOSITION & EFFECT
Naturalness



8. COMPOSITION & EFFECT
Iconic Imagery



8. COMPOSITION & EFFECT
Historic Integrity



8. COMPOSITION & EFFECT
Pastoral Qualities



8. COMPOSITION & EFFECT
Cohesiveness



8. COMPOSITION & EFFECT
Permanence

FIELD EVALUATION SCORING

SCENIC INVENTORY EVALUATION FORM

Completed by: T.DeWan and A.Segal, TJD&A

Location South Freeport **Date** October 3, 2014

SI	SC	IP	INDICATORS	PTS	COMMENTS
			6. Landscape Character	22	
	7		Land Use		Residential, agricultural, village, school, market, post office, old cemetery, church, community hall, wharf/marina, restaurant: very positive.
	6		Roadside Characteristics		Tree lined, mature vegetation, open fields, stone walls, outcrops, historic homes close to road.
X	9		Settlement Characteristics		Architecturally consistent, rich detailing, new building use traditional vernacular styles/materials, variety in scales, structures relate to the land well.
	6		7. Vegetation	9	Mature trees, tree lined streets, agricultural fields with wooded edges.
X	9		8. Composition & Effect	9	Cohesive village, variety of experiences, delight in unexpected special features, views of Harraseeket River and marina with boats exceptional.
	37		**FIELD EVALUATION**	40	
	73		**TOTAL SCORE**	100	

SI: Special Interest
SC: Scoring
IP: Indicators Present
PTS: Total Points for Indicator

COMPOSITE SCORING

SCENIC INVENTORY EVALUATION FORM

Completed by: T.DeWan and A.Segal, TJD&A

Location South Freeport **Date** October 3, 2014

SI	SC	IP	INDICATORS	PTS	COMMENTS
			1. Landform	9	
	0		Elevation		Elevation ranges from 0 to 200'
X	1		Slope		Some slope, going down to wharf, along South Freeport Road
X	3	X	2. Open Land	6	Fields south of South Freeport village, 1-5 ac., no views of water over fields, Sayles fields off Church Street.
X	3		3. Shoreline Configuration	6	Most configured within 1/2 mile, Harraseeket River
X	9	X	4. Scenic Features	9	Historic District, traditional NE village, Castle tower, Wharf
			5. Scenic Quality of Water	30	
	4		Duration of View		Brief, filtered, elevated views from Harraseeket Rd (0.1 miles). Open views from Wharf (0.1 miles). No views in village.
X	10	X	Type of Water		Harraseeket River, Casco Bay, opposite shore 0.3 miles, Can see Mosher Island 2.5 miles away.
X	6	X	Quality of Horizon		Closed horizon with islands, some vertical interest.
	36	4	**DESKTOP SUBTOTAL**	60	
			6. Landscape Character	22	
	7		Land Use		Residential, agricultural, village, school, market, post office, old cemetery, church, community hall, wharf/marina, restaurant: very positive.
	6		Roadside Characteristics		Tree lined, mature vegetation, open fields, stone walls, outcrops, historic homes close to road.
X	9		Settlement Characteristics		Architecturally consistent, rich detailing, new building use traditional vernacular styles/materials, variety in scales, structures relate to the land well.
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	37		**FIELD EVALUATION**	40	
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SI: Special Interest
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Comments 73 (above 70) is of Statewide or National Significance

Monroe's Field

DESCRIPTION



USGS Source: Lincolnville Quadrangle, updated 1973

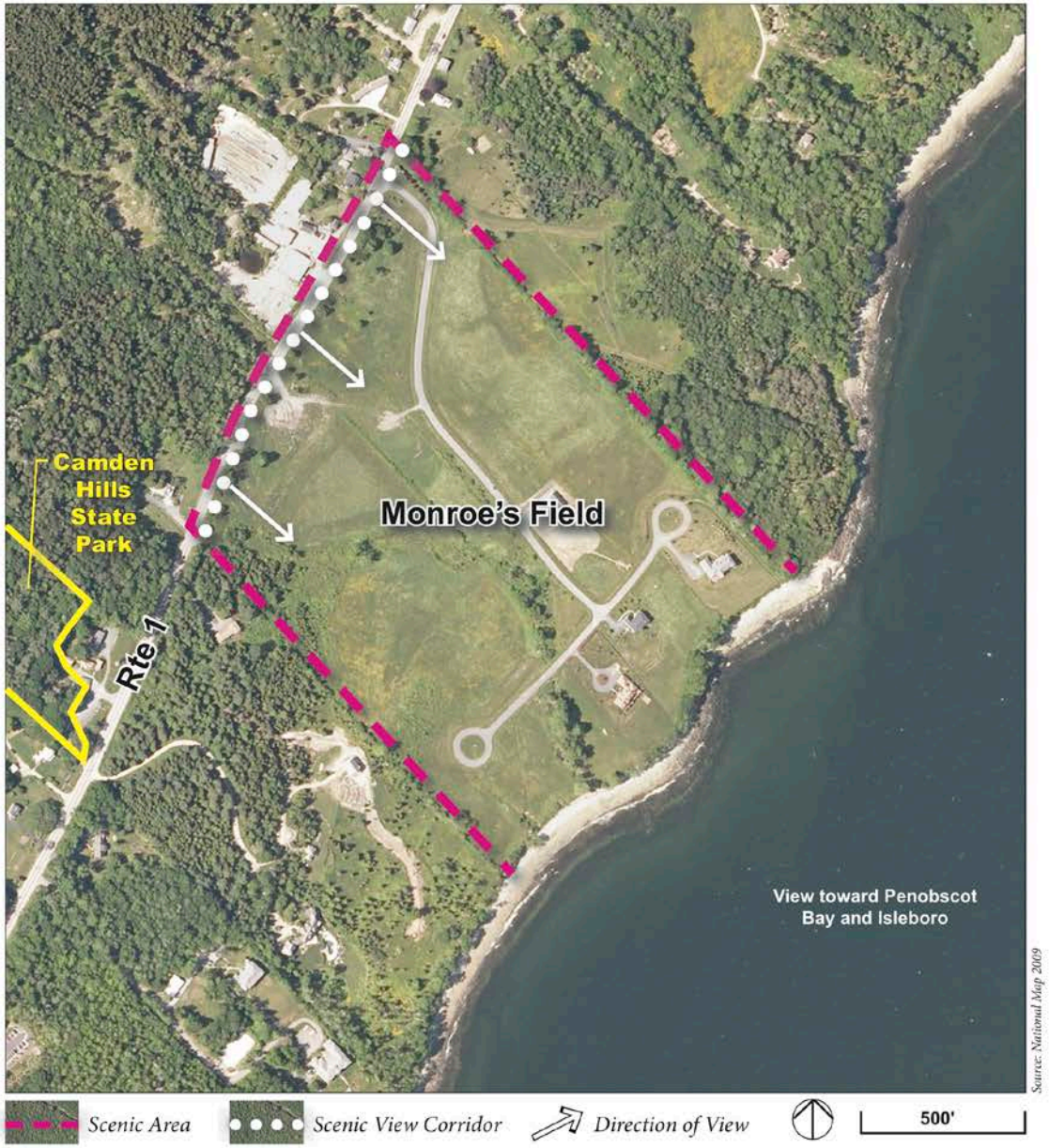
Location Map Key

2000'

Land Ownership	Land Elevation	Open Land
State	300' - 450'	Open Land >5 acres
Private Conservation	450' - 600'	
	>600'	

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.

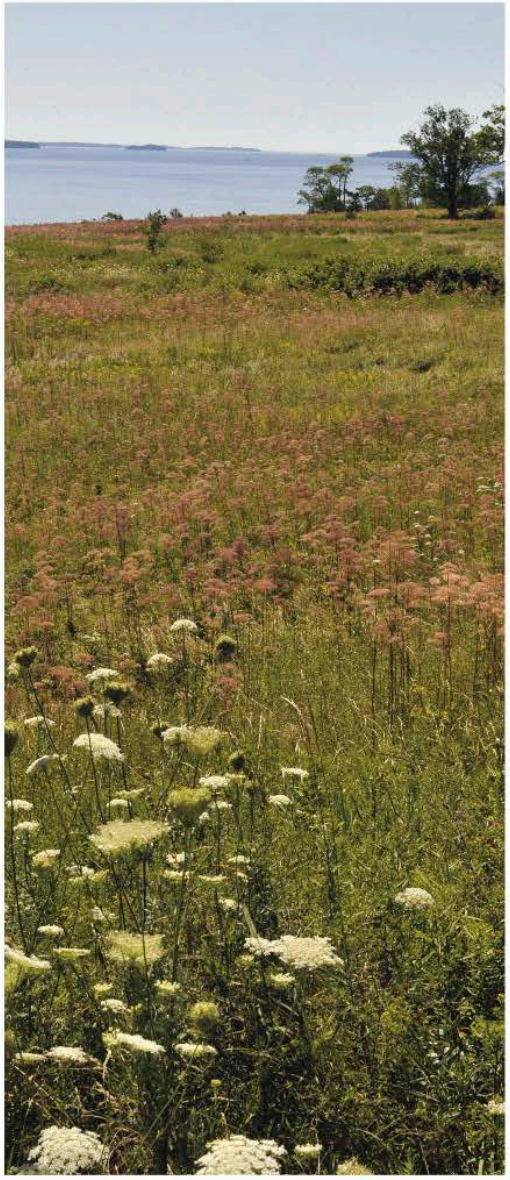
Management Recommendations

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.



STATEWIDE/ NATIONAL 70's-80's

REGIONAL 50's-60's

LOCAL 30's-40's

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

THE END!!

