






# FUTURE GROWTH OPPORTUNITIES

## LINCOLN COUNTY, ME

### Comprehensive Plan Districts

-  Growth
-  Limited Growth
-  Rural
-  Shoreland Zoning, Conservation, and Preservation
-  One Mile Buffer of Existing Public Utilities

**Growth:** Growth areas are determined by towns in their comprehensive plan per the Growth Management Law. These are areas that are suitable for added growth as determined by each municipality.

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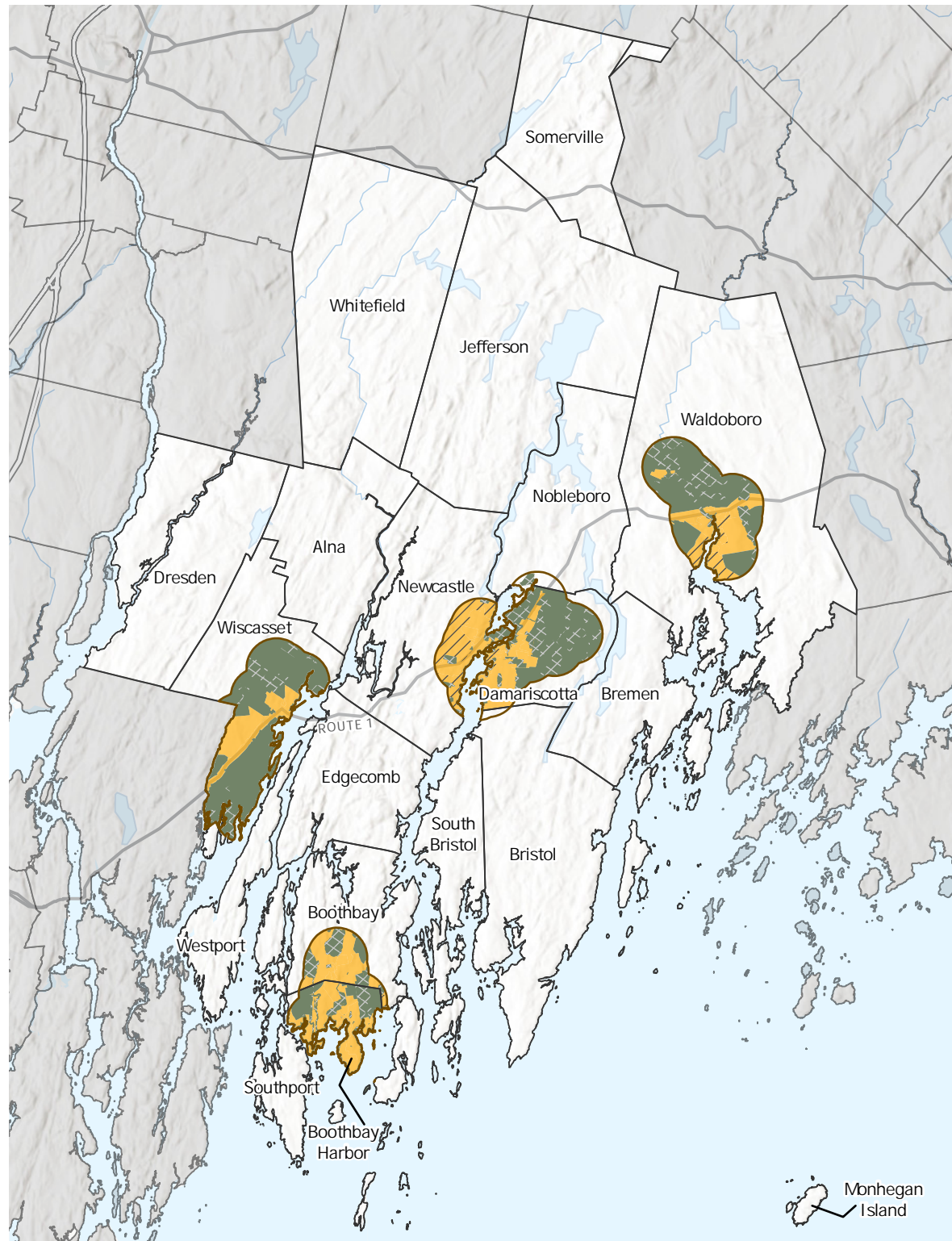
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**One Mile Buffer of Existing Public Utilities :** This area was determined by the proximity to existing public water and sewer utilities. The areas within one mile of the utilities were examined by looking at the Town's most recent Comprehensive Plan Future Land Use designated districts.

Please refer to each town's Comprehensive Plans for exact designated district areas. Comprehensive Plan District definitions are defined further individually by municipalities.

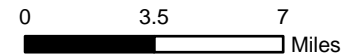
Towns with designated Future Growth Areas that are not within one mile of public water and sewer include:

- Edgecomb
- Nobleboro
- Somerville



Towns' Utility District and Latest Comprehensive Plan			
Town Name	Water District	Sewer District	Comprehensive Plan Date
Boothbay	Boothbay Region Water District	Boothbay Harbor Sewer District	August, 2016
Boothbay Harbor	Boothbay Region Water District	Boothbay Harbor Sewer District	July, 2015
Damariscotta	Great Salt Bay Sanitary District	Great Salt Bay Sanitary District	October, 2014
Newcastle	Great Salt Bay Sanitary District	Great Salt Bay Sanitary District	March, 2022*
Waldoboro	Waldoboro Utility District	Waldoboro Utility District	February, 2019
Wiscasset	Wiscasset Water District	Wiscasset Wastewater Treatment Plant	January, 2008

\*Date submitted to the State, was not found complete.



Data Sources:  
Lincoln County  
State of Maine






Produced by Lincoln County Regional Planning Commission  
Information Current as of March 2023

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# FUTURE GROWTH OPPORTUNITIES

## BOOTHBAY & BOOTHBAY HARBOR, ME

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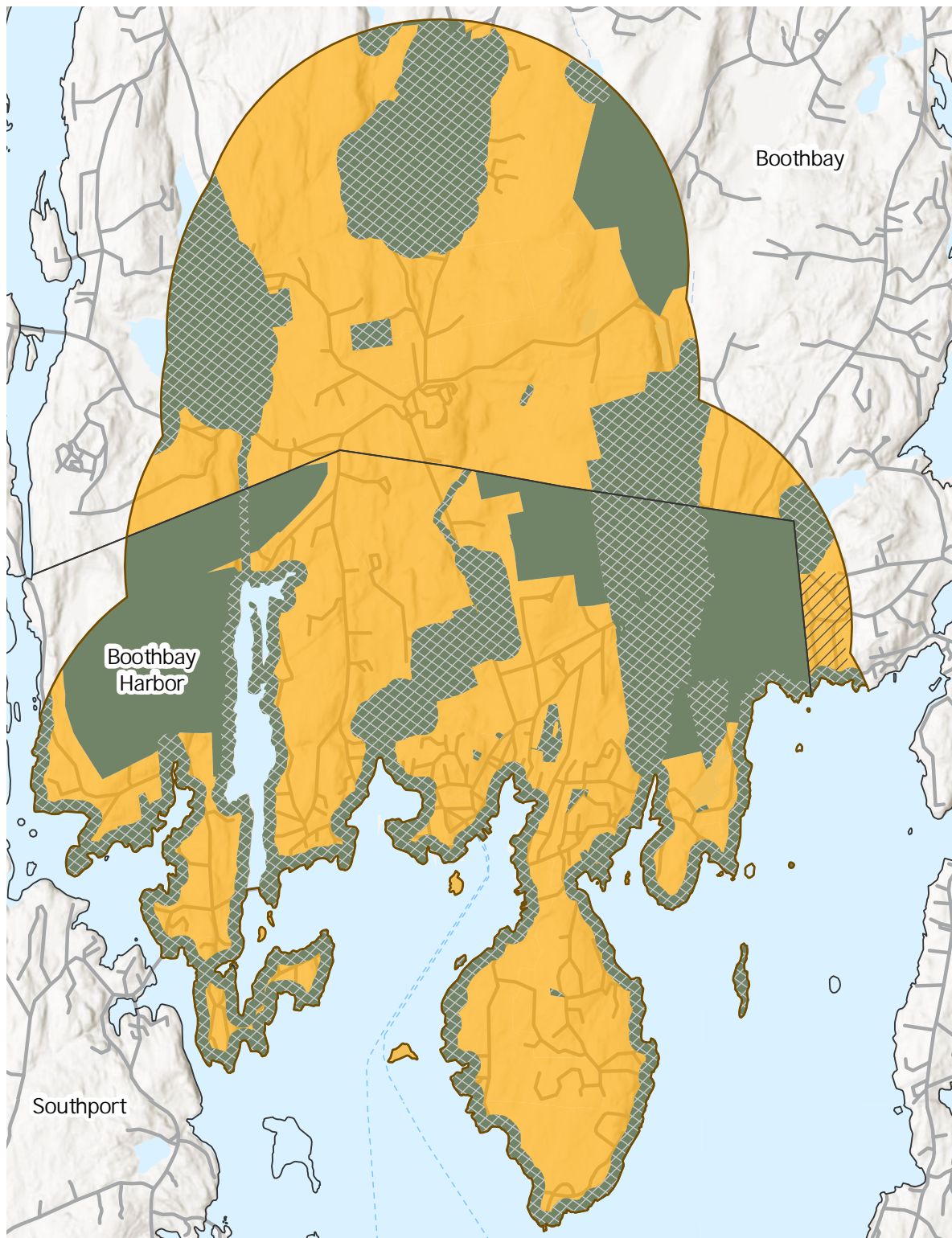
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### List of Town Identified Areas

#### Boothbay:

##### Growth Areas:

- Bigelow Laboratory Special District
- Boothbay Village Center Area
- Boothbay Village Fringe Area
- Boothbay Village Mixed-Use Area
- Commercial Corridor Area
- East Boothbay Village Area
- Manufacturing/Business Area
- Maritime Commercial Area
- Residential Area

##### Limited Growth:

- Coastal Residential Area
- Scenic Gateway Area

##### Rural Areas:

- Rural Mixed-Use Area

##### Resource Conservation Areas:

- Resource Protection Area
- Shoreland Overlay Area
- Water Reservoirs Protection Area
- Watershed Overlay District
- Wellhead Protection Area

#### Boothbay Harbor:

##### Growth Areas:

- Business Park District
- Downtown Business
- General Business (Route 27 Corridor)
- General Residential-Growth
- Special Residential District

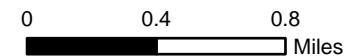
##### Waterfront Areas:

- Lake Watersheds
- Other Coastal Areas
- The Waterfront and Harbor

##### Rural Areas:

- General Residential-Rural District
- Rural District

\*\* REFER TO COMPREHENSIVE PLAN FOR DISTRICT DETAILS\*\*



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# FUTURE GROWTH OPPORTUNITIES

## DAMARISCOTTA & NEWCASTLE, ME

### Comprehensive Plan Districts

- Growth
- Limited Growth
- Rural
- Shoreland Zoning, Conservation, and Preservation
- One Mile Buffer of Existing Public Utilities

Newcastle's Shoreland Zoning only includes the State 250 foot buffer of the coastline, please refer to the town's ordinance for all included areas.

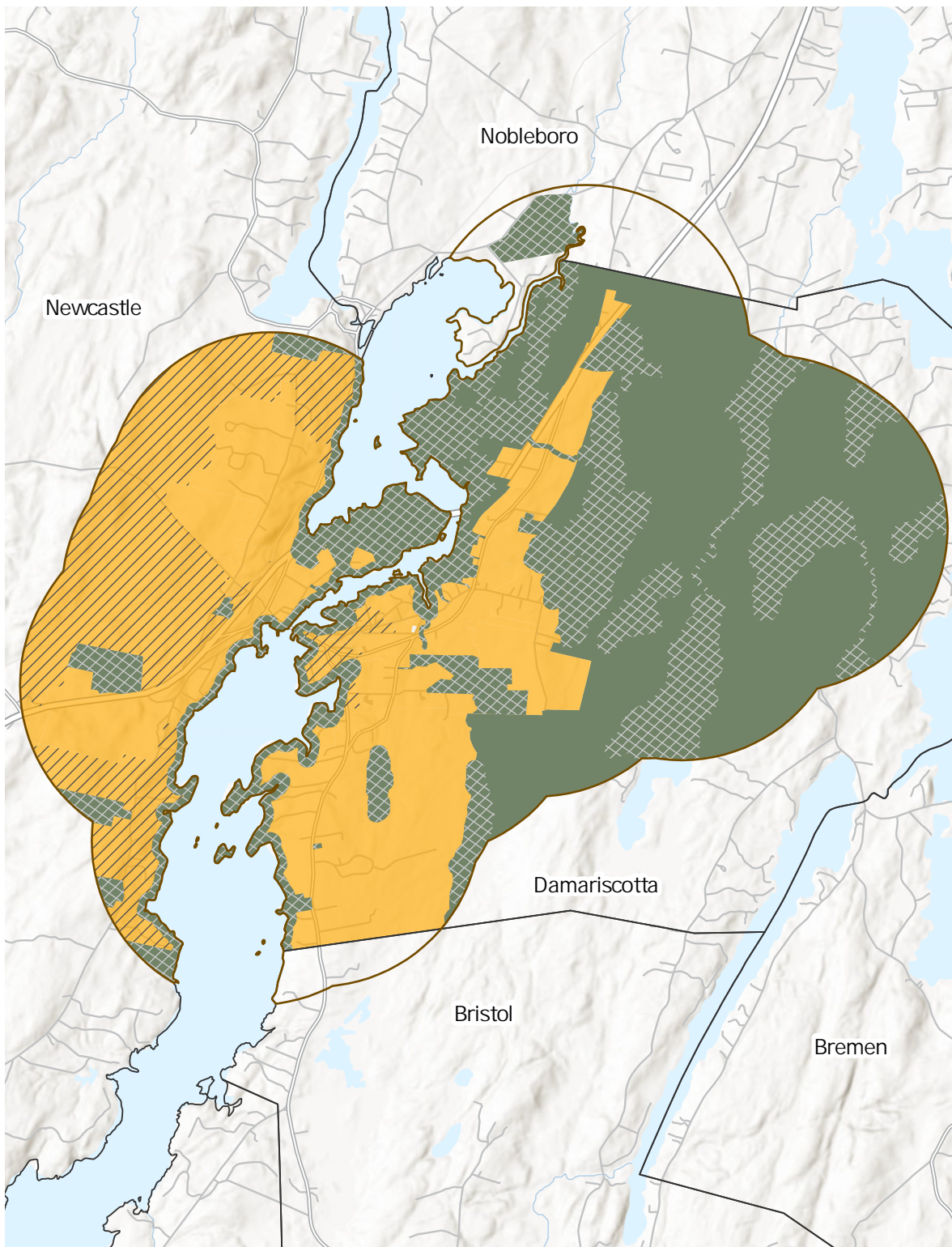
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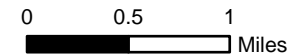
#### Damariscotta:

- Growth Areas:**
- Industrial District
  - Inner Commercial Corridor
  - Medical Area
  - Outer Commercial Corridor
  - Planned Business Park Area
  - Residential Area
  - Village Expansion Area
- Limited Growth:**
- Downtown Fringe Area
  - Historic Downtown
  - Village Residential Area
- Rural Areas:**
- Rural

#### Newcastle:

- Intended Growth:**
- G-2 Intended Growth Sector
  - SD - Campus Special District
  - SD - Fabrication Special District
  - SD - Highway Commercial Special District
  - SD - Marine Special District
- Limited Growth:**
- G-1 Rural Sector
- Conservation:**
- C-1 Conservation Sector
- Preservation:**
- P-1 Village Sector

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## WALDOBORO, ME

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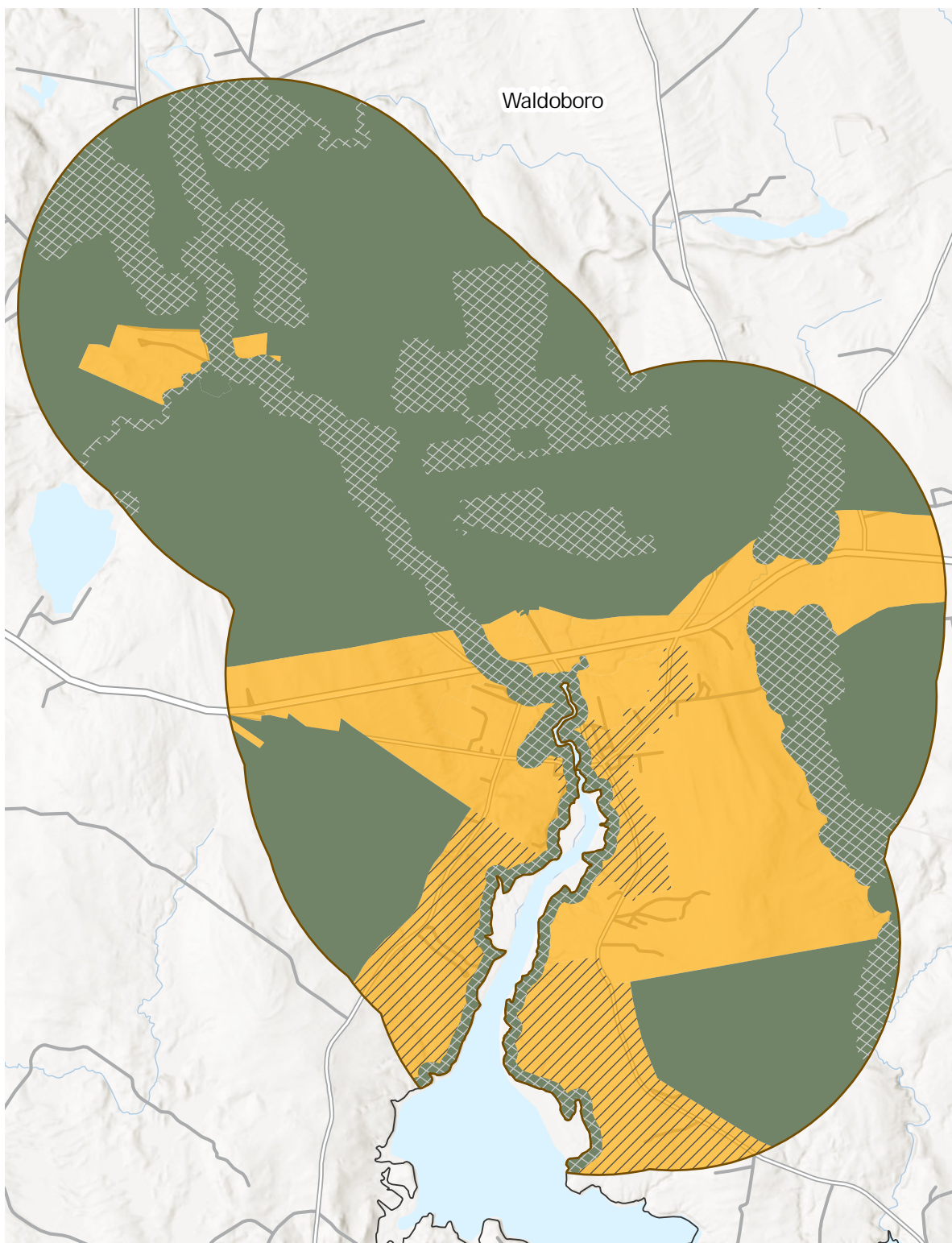
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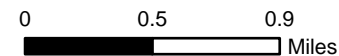
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### List of Town Identified Areas

- Waldoboro:  
Growth Areas:  
- Industrial District  
- Route One A and B Commercial Districts  
- Village District  
Limited Growth:  
- Historic Village District  
- Residential  
Rural Areas:  
- Rural

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# FUTURE GROWTH OPPORTUNITIES

## WISCASSET, ME

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- Shoreland Zoning, Conservation, and Preservation
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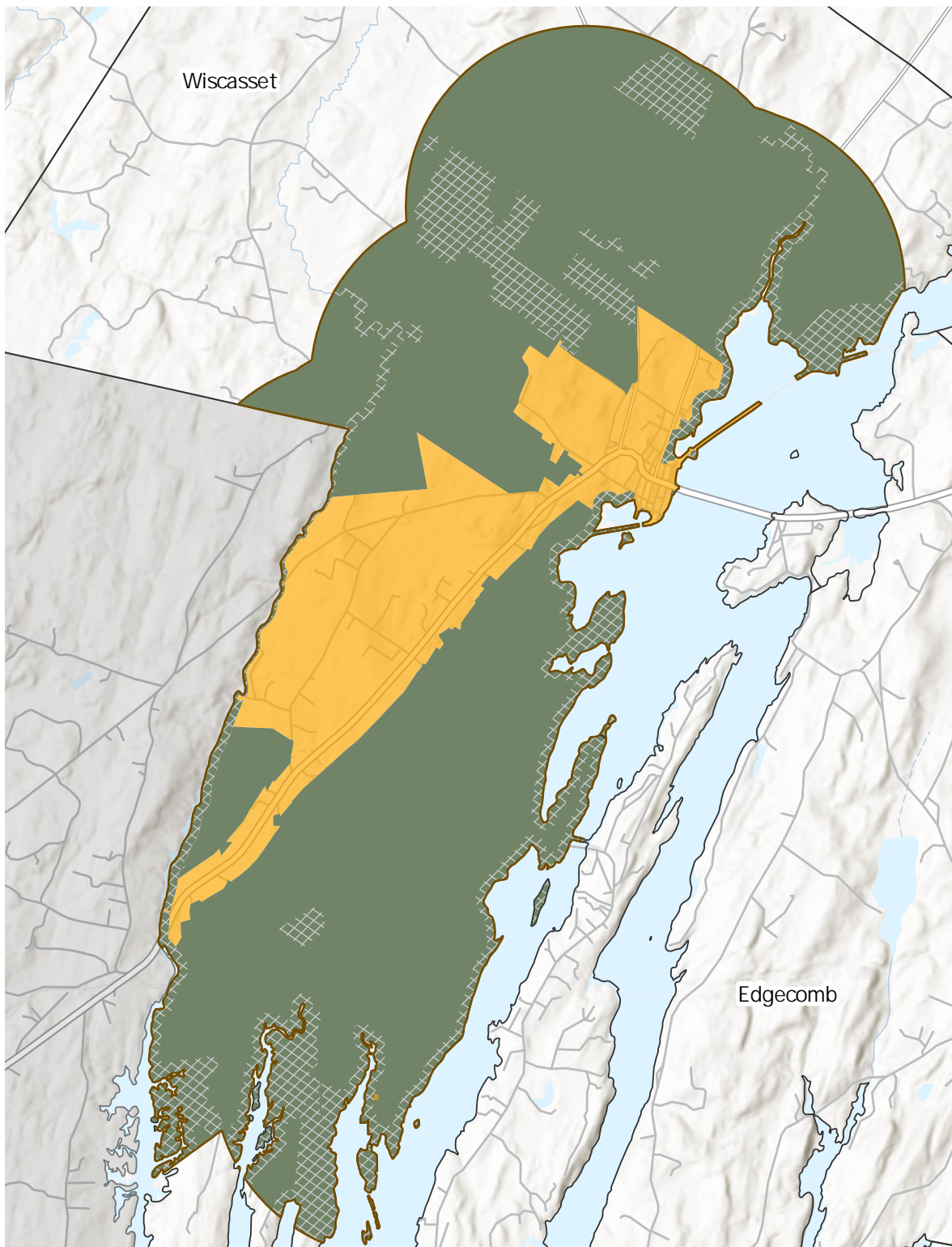
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### List of Town Identified Areas

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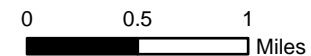
##### Growth Areas:

- Village 1
- Village 2
- Village Waterfront
- Residential
- Rural Commercial / Industrial
- Airport
- Commercial / Industrial
- Planned Development
- Route 1 Corridor
- Shoreland Business II / Marine Overlay

##### Rural Areas:

- Rural 1
- Rural 2

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