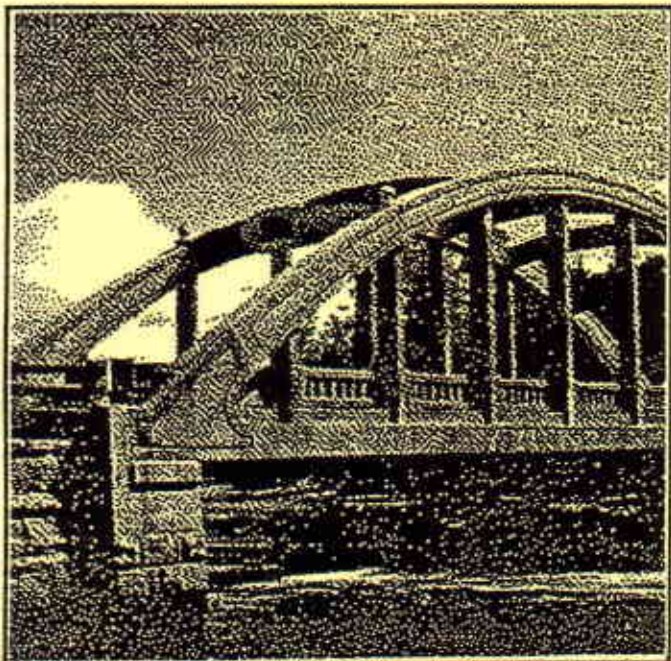
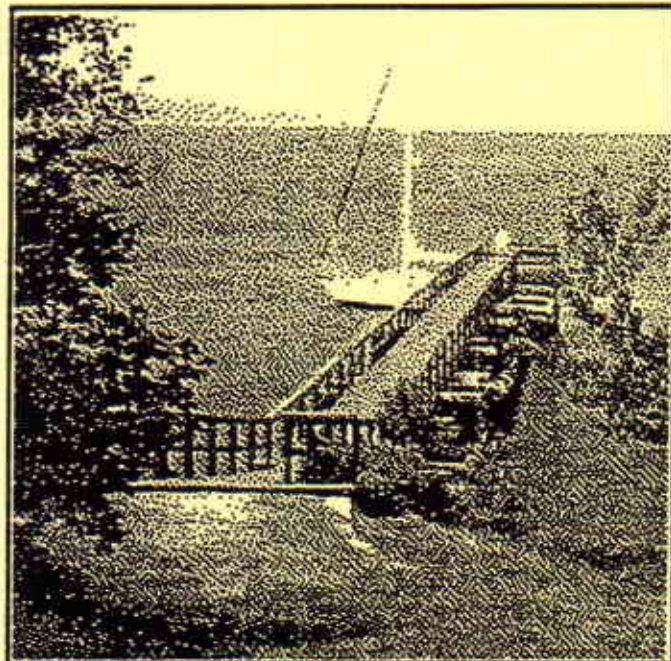


# SCENIC INVENTORY MAINLAND SITES OF PENOBSCOT BAY

CRITICAL AREAS PROGRAM OF THE MAINE STATE PLANNING OFFICE



AUGUST 1990

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

On June 15, 1990 the Maine Association of Planners presented the Critical Areas Program an Award 1990, for the Scenic Inventory Mainland Sites of Penobscot Bay, in Recognition for Outstanding Contribution to the Planning Field.

08336

DeW

Scenic

Inventory

Penobscot Bay

GDM

# SCENIC INVENTORY MAINLAND SITES OF PENOBSCOT BAY

Terry DeWan  
Terrence J. DeWan & Associates  
Landscape Architects  
Yarmouth, Maine

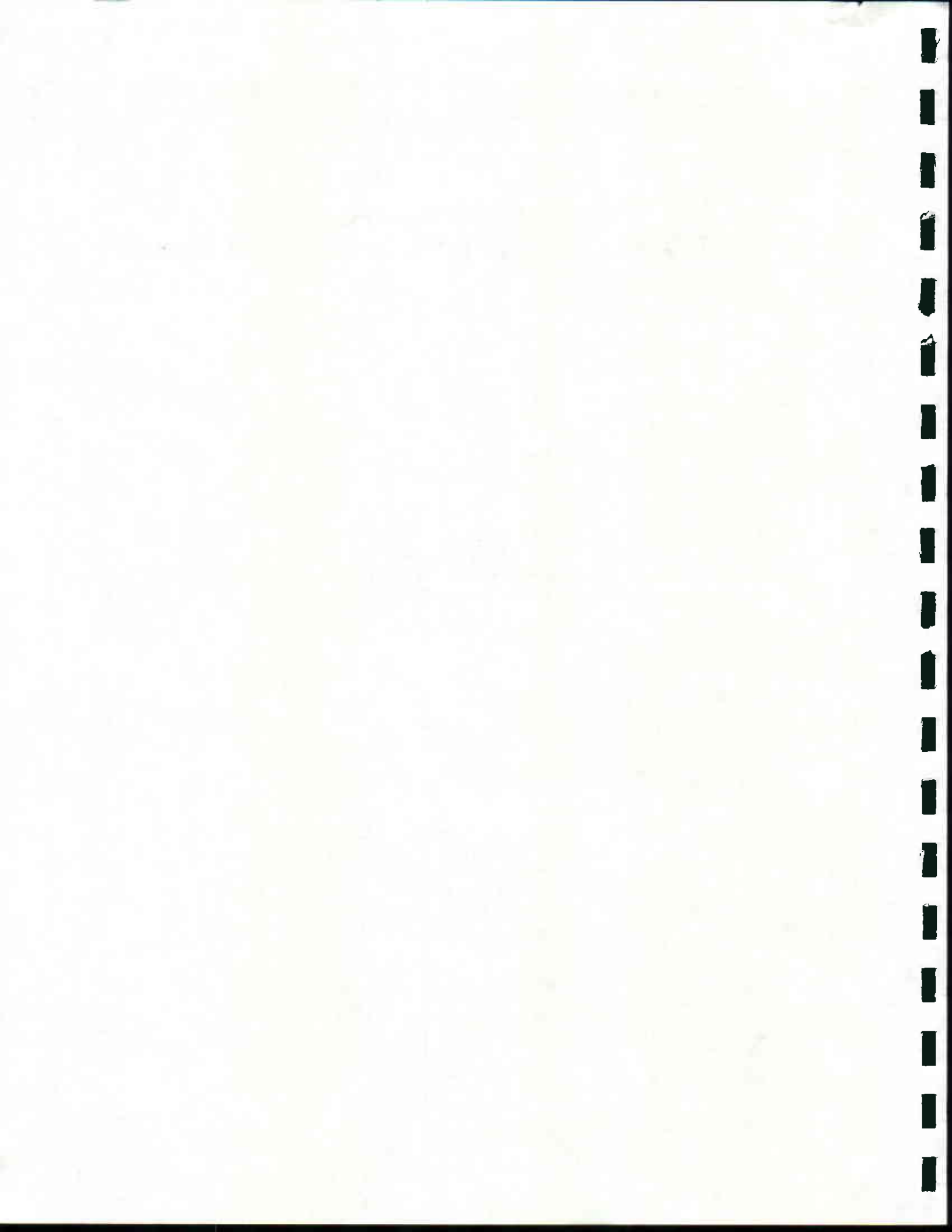
and

Don Naetzker  
Bristol Design and Planning  
Canandaigua, New York

A Report Prepared for the  
Maine Critical Areas Program  
State Planning Office  
184 State Street  
State House Station 38  
Augusta, Maine 04333

Planning Report No. 90

August, 1990



# TABLE OF CONTENTS

<b>ABSTRACT</b>	i
<b>ACKNOWLEDGEMENTS</b>	ii
<b>INTRODUCTION</b>	1
<b>METHODS</b>	7
Physiographic Regions	9
Summary of Method	10
Rationale for Selecting Indicators	11
Scenic Indicator Rating	12
Limitations of the Method	19
<b>RESULTS AND ANALYSIS</b>	21
Findings	23
Ranking	24
Sub-Regions	25
Categories of Scenic Areas	25
<b>RECOMMENDATIONS</b>	55
<b>SCENIC AREAS AND SUB-AREAS</b>	61
<b>WEST PENOBSCOT BAY</b>	69
Ash Island	72
Crockett Point	73
Crescent Beach	75
Owls Head Village	77
Owls Head	78
Ingraham Hill	80
Rockland	82
Jameson Point	85
Clam Cove	87
Rockport Harbor	89
Rockport Golf Course	91
Camden Harbor	92
Camden Hills State Park	93
<b>CAMDEN HILLS</b>	95
Mt. Battie	98

**BELFAST BAY** 101

Lincolville Beach	104
Bayside	107
Searsport Road	110
Moose Point	112
Searsport Village	114
Mack Point	116
Belfast	117
Park Hill	120

**SOUTH PENOBSCOT RIVER** 123

Sears Island Causeway	126
Mill Cove	127
Cape Jellison Farm	129
Fort Point Cove	131
West Penobscot	133
Sandy Point	136
Mt. Tuck	137
Fort Knox	139
Bucksport Harbor	141
Leaches Point	142

**CAPE ROSIER** 143

Hatch Cove	146
Castine Village	147
Wadsworth Cove	150
West Brooksville	152
Battle Island	153
Smith Cove	155
Indian Bar Point	157
Goose Falls	158
Harborside	160
Orr Cove	162
Bakeman Beach	164
Weir Cove	166
Horseshoe Cove	167
South Brooksville	169

**BAGADUCE RIVER** 171

Penbscot	174
Johnson Point	175
Bagaduce Falls	176

**DEER ISLE** 177

Blastow Cove	180
Weeds Point	181
Deer Isle Village	183
Pressey Cove	185
Mill Pond	186
Crockett Cove	188
West Stonington	190
Moose Island	191
Stonington Village	193
Buckmaster Neck	195
South Deer Isle	196
Hatch Cove	197
Long Cove	199
Mountainville	200
Western Cove	202
East Side Cove	204
Oak Point	206
Naskeag	208
Haven	210
Herrick Head	212
Flye Point	214

**EGGEMOGGIN REACH** 217

Caterpillar Mountain	220
Sargentville	222
Deer Isle Bridge	225
Sargent Hill	227
Eggemoggin	229
Deer Isle Causeway	231
Tinken Ledges	232
Sedgwick	234
Bridges Point	235

**BLUE HILL BAY** 237

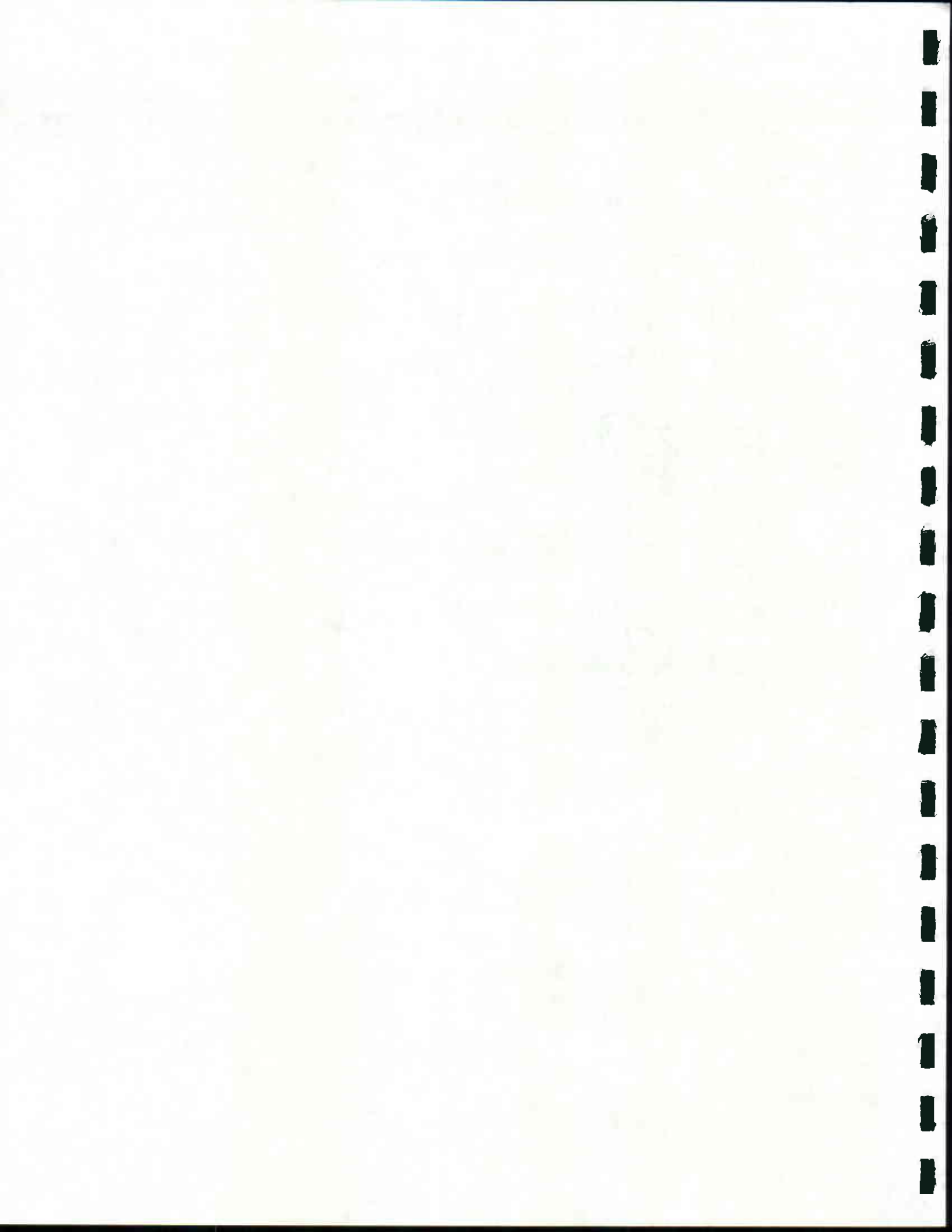
Sedgwick Ridge	240
North Sedgwick	242
Allen Point	243
Blue Hill Falls	245
Parker Point	248
Blue Hill Village	249
Blue Hill	251

<b>UNION RIVER BAY</b>	<b>253</b>
East Blue Hill	256
Morgan Bay	258
Newbury Neck	260
Surry	264
Contention Cove	265
<b>SOUTH UNION RIVER</b>	<b>267</b>
Ellsworth City	270
<b>GLOSSARY</b>	<b>273</b>
<b>REFERENCES</b>	<b>279</b>



## LIST OF TABLES AND FIGURES

FIGURE 1	PHYSIOGRAPHIC REGIONS OF THE MAINE COAST	4
FIGURE 2	STUDY AREA	5
FIGURE 3	KEY TO MAPS	65
FIGURE 4	PENOBSCOT BAY SUB-REGIONS	67
TABLE 1	SCENIC AREAS BY SCORE	27
TABLE 2	SCENIC AREAS BY TOWN	30
TABLE 3	VIEWS OF A MAJOR ISLAND	33
TABLE 4	VIEWS WITH MANY ISLANDS	34
TABLE 5	VIEWS OF ISLANDS	35
TABLE 6	VIEWS OF RIVERS OR REACHES	36
TABLE 7	HILLTOP WATER VIEWS	37
TABLE 8	HILLTOP OPEN VIEWS	38
TABLE 9	COASTAL VILLAGES	39
TABLE 10	SETTLEMENTS	40
TABLE 11	VILLAGES AND SETTLEMENTS	41
TABLE 12	OPEN WATER VIEWS	42
TABLE 13	SEMI-ENCLOSED WATER VIEWS	43
TABLE 14	ENCLOSED WATER VIEWS	45
TABLE 15	POINTS	46
TABLE 16	INDUSTRIAL LANDSCAPES	47
TABLE 17	INTERMITTENT VIEWS	48
TABLE 18	BRIDGES	49
TABLE 19	REVERSING FALLS	50
TABLE 20	LIGHTHOUSES	51
TABLE 21	BEACHES	52
TABLE 22	MOORINGS	53



## ABSTRACT

Penobscot Bay is a powerful place of tremendous variety in its waterbodies, landforms, vegetation patterns, and cultural development. The characteristic landscape includes open expanses of water and small tidal marshes, rounded islands and wooded mountains, cottage communities and bustling cities. While the Region is unified by the presence of Penobscot Bay, it is in reality a vast assemblage of startling contrasts and well defined places.

This study documents significant scenic areas as viewed from public roads and other public access points along the coastline, from Owl's Head to Ellsworth, including Deer Isle. The methodology used is derived from A Proposed Method for Coastal Scenic Landscape Assessment, by Holly Dominie and Mary Droege, 1987. The method that has been developed is a "professional" approach to scenic assessment, rather than a "public" approach. Eight scenic indicators were used to evaluate the significance of scenic areas within the study area.

During the course of the desktop evaluation over two hundred potential scenic areas were identified, based upon a review of landform, open land, shoreline configuration, special scenic features, and views to water. Following a series of field visits, which looked at landscape character, vegetation, and landscape composition, the list was winnowed down to 92 sites which are described in the report. The areas of highest scenic character are clearly of state-wide significance.

Thirty-three sites are recommended to be evaluated for inclusion on the Critical Areas Register. An additional group of 46 places, of moderate to high scenic quality, warrant additional field investigation and verification before being considered for Critical Area status. Thirteen additional sites of generally local significance are also described. The relatively small number of sites with less scenic quality is more a reflection of the initial filtering process than the aesthetic characteristics of the Penobscot Bay.

The concept of Scenic Sub-Regions was developed as a way of describing the visual and physiographic diversity of Penobscot Bay. A Scenic Sub-Region is a recognizable visual unit defined by relatively homogeneous landscape characteristics, including landform, shoreline configuration, and settlement patterns. Each of the eleven Sub-Regions have between 2 and 21 Scenic Areas that have been identified. The Deer Isle Sub-Region has the greatest concentration of scenic areas within the study area.

In addition to describing and mapping each site, the report includes management recommendations where appropriate to guide local and state officials with specific actions to preserve or improve the visual environment.

# ACKNOWLEDGEMENTS

We are grateful to a number of people who have contributed their time and expertise on this project.

Hank Tyler, Dick Kelly, and Jim Bernard of the State Planning Office for their foresight in establishing this program and perseverance in its continuation.

Holly Dominie and Mary Droege, for the groundbreaking work that they did for the State Planning Office in developing the methodology for scenic assessments in Maine.

Patti Letcher of the Maine Coast Heritage Trust, for participating in the field evaluation and sharing her considerable knowledge of land trust activities in Penobscot Bay.

Cara Meyers, Bristol Design and Planning, and Nancy Wines-DeWan, TJD&A, for participation in the mapping and preparation of the final report.

Theo Holtwijk, for his comments on the initial draft and suggestions for editorial improvements.

Amy Naylor-Davis, Tex Hauser, Kathleen Connor, Jim Lysen, Peter Morelli, and Kathy Fuller, the 1990 Awards Committee of the Maine Association of Planners.

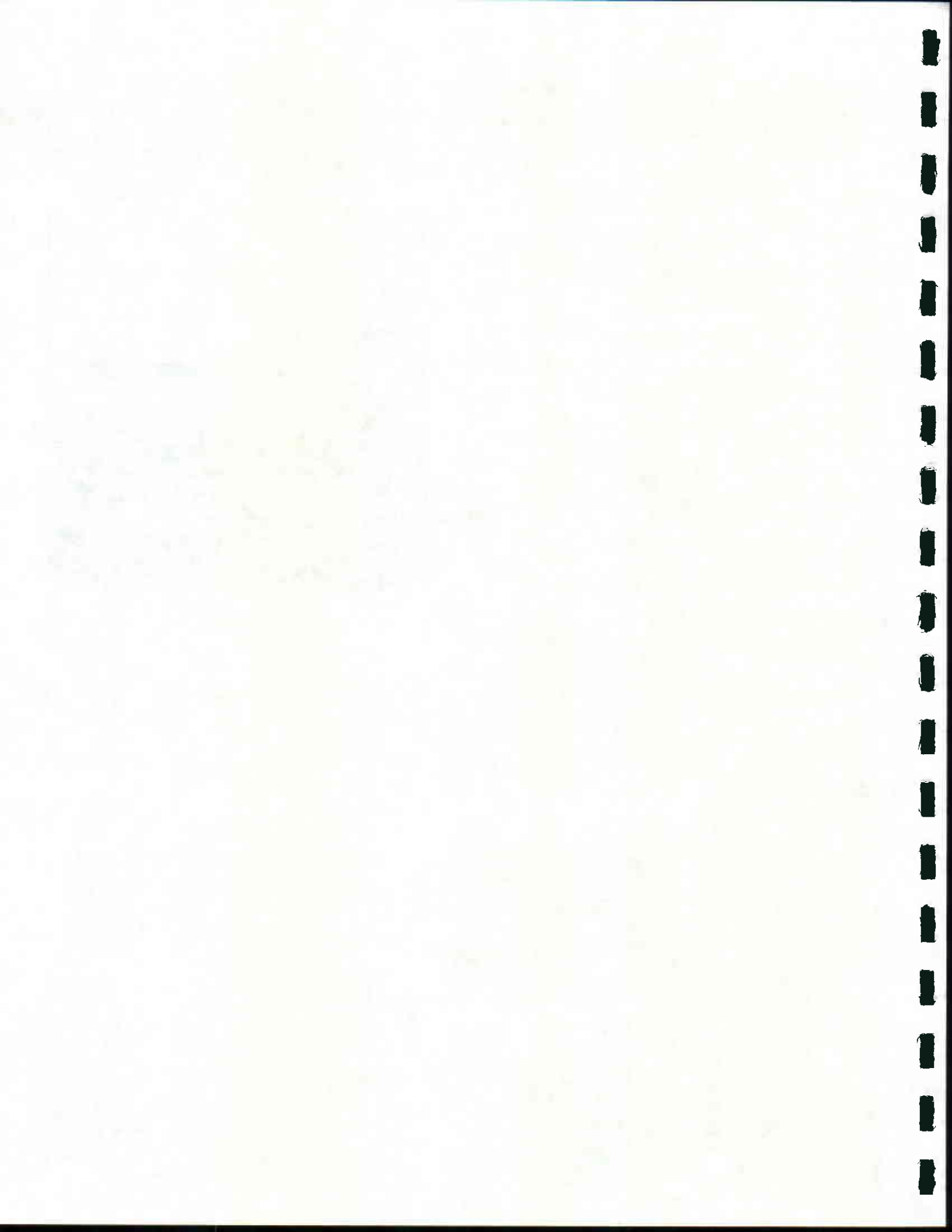
We have appreciated the opportunity to work with Hank Tyler of the Critical Areas Program and to benefit from his expertise.

Terry DeWan  
Don Naetzker

Yarmouth, Maine  
August, 1990

# INTRODUCTION





# INTRODUCTION

Maine, along with many other states and Federal Agencies, has become increasingly aware of the value and the fragility of its scenic resources. The Maine Legislature has directed the State Planning Office to conduct inventories identifying botanical, zoological, geological, and scenic areas in Maine of statewide significance as part of the process of compiling the Register of Critical Areas (Title 5 Sections 3310 - 3314). During the past few years the State Planning Office has conducted or administered scenic inventories of southern coastal Maine (Dominie *et al*, 1987), scenic lakes in the unorganized towns (Jones, 1986), and scenic lakes in the organized towns (Lortie, 1989).

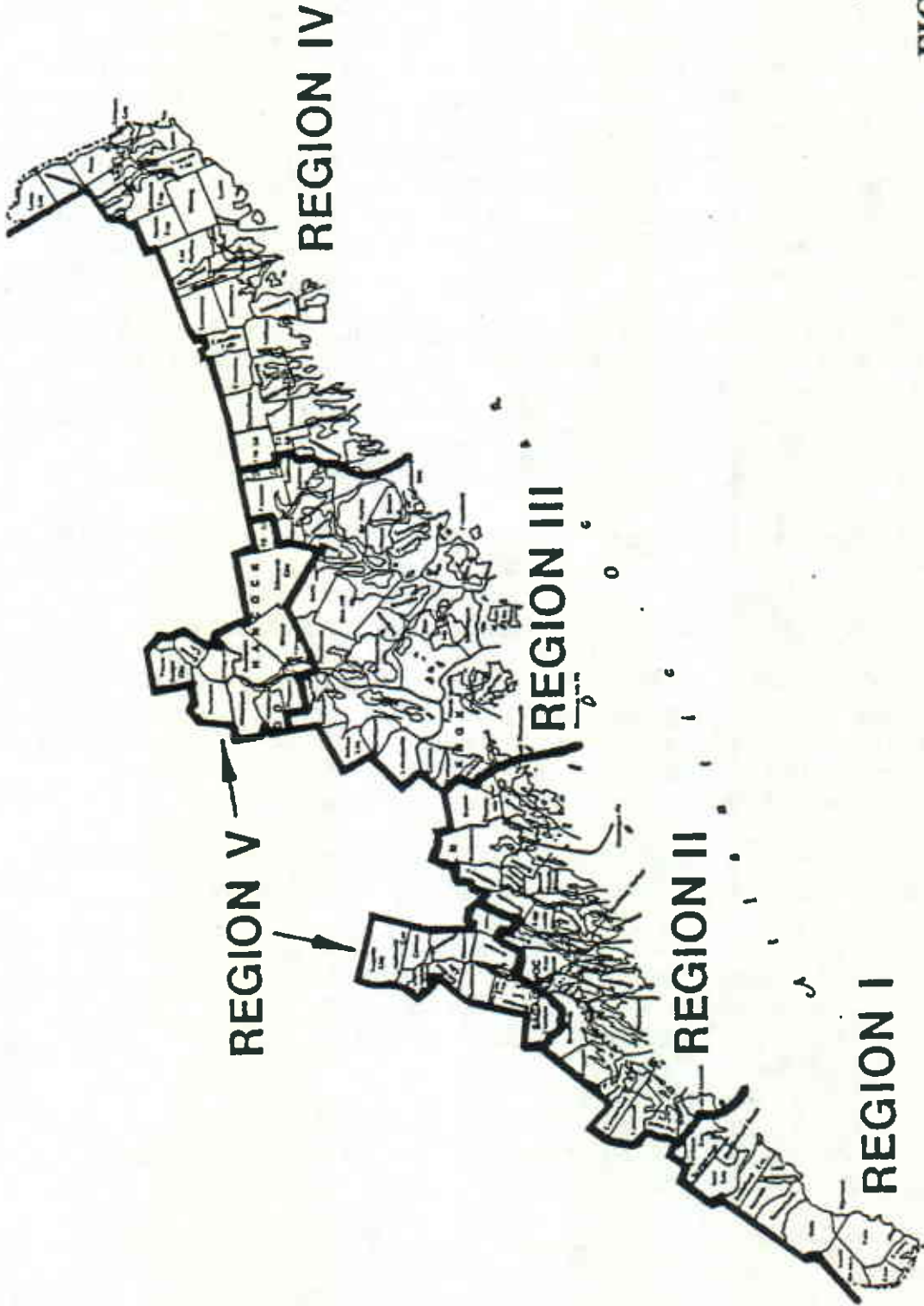
In 1978 Paul Adamus, writing in The Natural Regions of Maine, described the Coast of Maine as being comprised of five physiographic, relatively homogeneous natural regions. Region III, The Greater Penobscot Bay, is one of those areas, delineated by the bounds of Penobscot Bay, and extending from Muscongus Bay to Frenchmans Bay (Adamus, 1978). Figure 1 illustrates the Coast, showing the five physiographic regions.

In 1989 the State Planning Office contracted with Terrence J. DeWan & Associates, Yarmouth, Maine, in conjunction with Don Naetzker of Bristol Design and Planning, Canandaigua, New York, to prepare a Scenic Inventory of Mainland Sites of Penobscot Bay, including Deer Isle. The purpose of this study was to document significant scenic areas as viewed from public roads and other public access points along the coastline. Emphasis was placed on identifying viewsheds from land to water, rather than from water to land. Figure 2 illustrates the limits of the study area. A companion study, concentrating on Islesboro, North Haven, and Vinalhaven, is being conducted during the summer of 1990.

The information gathered as part of this inventory will be available for a number of agencies and interest groups, among which are:

- The Critical Areas Program of the State Planning Office
- The Department of Environment Protection
- The Land for Maine's Future Board
- The Maine Department of Transportation
- Local town officials
- Local Planning Boards
- Local Comprehensive Planning Committees
- The Maine Coast Heritage Trust and Nature Conservancy
- Local land trusts

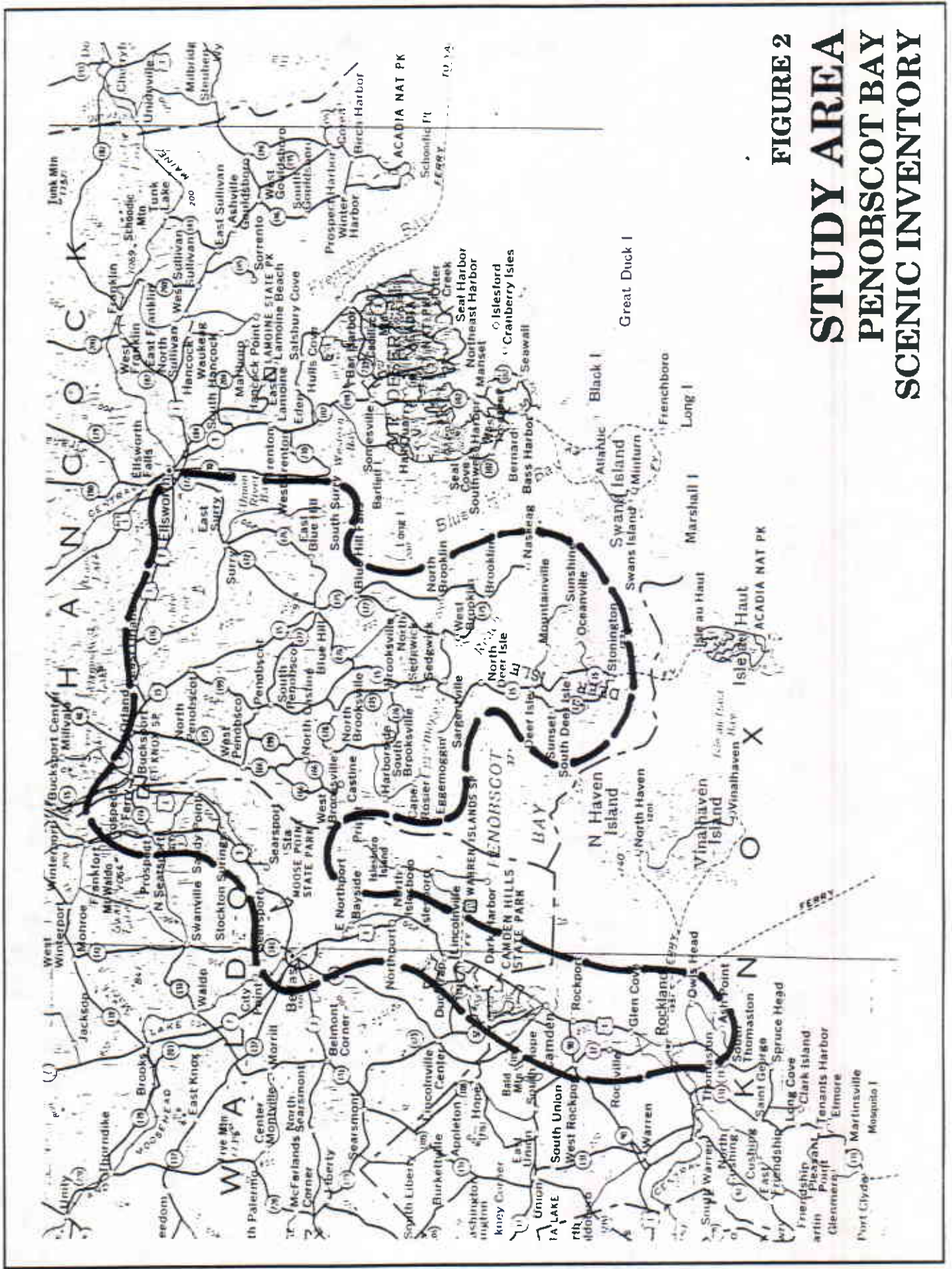
Further discussion regarding the use of this information is found in the Recommendations section.



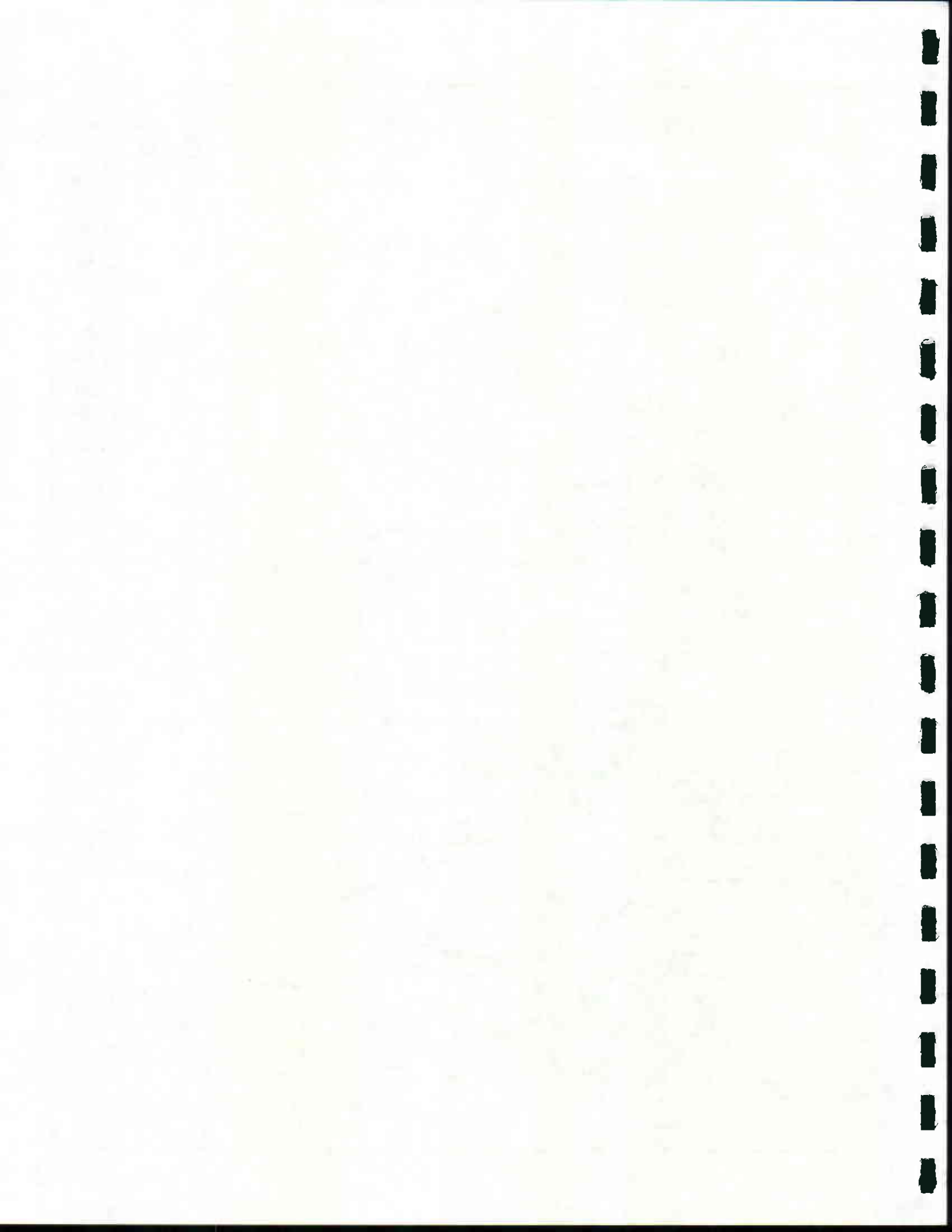
**FIGURE 1**  
**THE MAINE COAST**  
**PHYSIOGRAPHIC REGIONS**

Source: *The Natural Regions of Maine*, by Paul Adamus, 1978

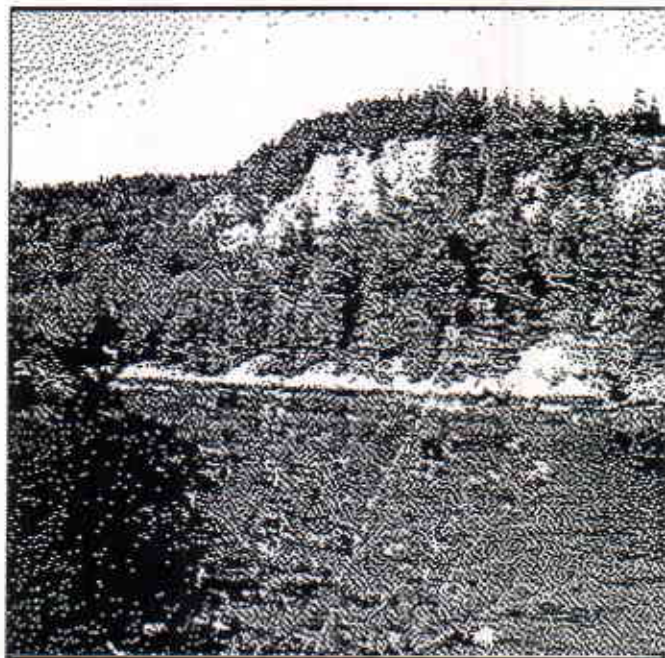


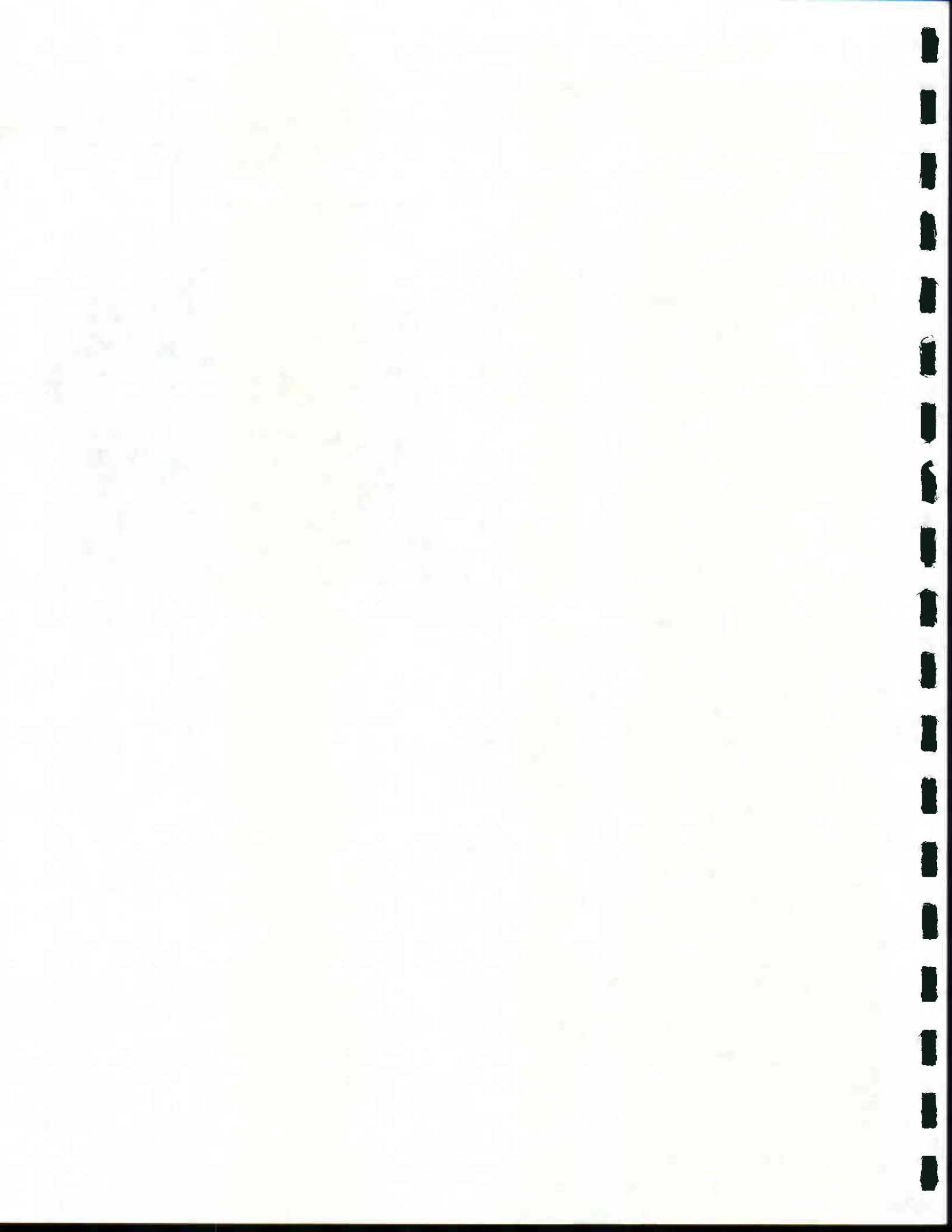


**FIGURE 2**  
**STUDY AREA**  
**PENOBSCOT BAY**  
**SCENIC INVENTORY**



# METHODS





## METHODS

The methodology used in the Penobscot Bay Scenic Inventory was derived from A Proposed Method for Coastal Scenic Landscape Assessment, by Holly Dominie and Mary Droege, 1987. During the course of the study the assumptions that were made for the earlier work were evaluated and changes made where necessary to suit the specific conditions of Penobscot Bay. The majority of the text in this section is adopted from Dominie et al.

### Physiographic Regions

The approach used in this study recognizes that visual character varies by physiography (USDA Forest Service, 1974). In coastal Maine five physiographic regions have been identified (Adamus, 1978):

- Region I: Southern beaches and estuaries
- Region II: Mid-Coast Maine, with its linear peninsulas and bays
- Region III: Penobscot Bay, characterized by numerous granitic islands
- Region IV: Downeast Maine, with its rocky headlands and bluffs
- Region V: Rolling headlands and forested regions along the great tidal rivers and adjacent to the coast.

These Regions are shown on Figure 1.

Adamus describes Region III as the Greater Penobscot Bay Subregion, one of the five component parts of the Coastal Region of Maine. It is primarily bounded by Penobscot Bay, but actually extends from Muscongus Bay to Frenchmans Bay. The rocky islands are more numerous here than elsewhere on the coast. The majority of the islands are rather rounded and dome-like. The Camden Hills, the mountains of Mount Desert Island, and the Blue Hill region are actually part of the Uplands Region. The average elevation and relative relief are greater than for other coastal subregions. The shoreline of Penobscot Bay is described as moderately indented, except in the western portion of the bay, between Rockland and Belfast, where the coast is relatively straight.

Much of the coastal bedrock has been deeply eroded by streams and glacial ice. Sand beaches are scarce throughout the region. Outwash plains are not as extensive as in the coastal areas to the southwest. Distinctive eskers occur near Blue Hill and Lamoine. Kame terraces are found near Brooksville.

More ponds and freshwater wetlands are present in this region of the coast than the areas to the southwest, particularly in the Blue Hill peninsula. Salt marsh acreage is small and limited by the topography of the Penobscot River estuary. Spruce-fir forests occur over much of the islands and immediate coastal areas. Inland the forests are characteristically transition hardwoods-hemlock-white pine. This is particularly true along the western shore of Penobscot Bay.

Land use tends to be more rural than in the southern coastal areas. Many overgrown agricultural fields extend to the water, affording periodic views from the public roads. Seasonal homes are common throughout the Bay, taking advantage of the highly diverse landscape and views of the water. A strong fishing industry still exists in the larger towns, villages, and seaports. Tourism, centered around the Camden/Rockport area, is a mainstay of the local economy.

## **Summary of Method**

The method developed by Dominie and modified for this report is a "professional approach" rather than a "public approach". This means that it relies upon "expert" judgement in the selection of factors chosen to indicate scenic quality. Public methods rely upon public involvement in making judgements about scenic quality. The rating criteria for this approach, however, have been selected because they have been demonstrated to be important through research based upon public perception studies of what constitutes a scenic landscape.

Eight indicators of scenic quality form the basis of the rating scheme. Where these indicators occur in close proximity with one another or in clumps the area is considered to be of high scenic quality. The indicators evaluated include: landform, open land, shoreline configuration, special scenic features, views of water, land use, vegetation, and overall landscape composition and effect. The first five indicators were evaluated by examining data from existing USGS maps and other sources of mapped information; the remaining three indicators were assessed through observation in the field.

The basis steps of the procedure are outlined below:

**Step I - Determine Scenic Indicators:** A sample analysis of topographic information, slopes, open spaces, shoreline configuration, scenic features, and water view indicators was performed for a sample evaluation of the Rockland-Camden area. Results and products of these test sites were evaluated with the Critical Areas Program staff. Adjustments were made to the indicators to set minimum standards for the mainland sites of Penobscot Bay.

**Step II - Office Rating of Scenic Indicators:** Landform, open land, shoreline configuration, special scenic features, and views of water were rated in the office. Results were recorded on Preliminary Scenic Area Evaluation Forms. Preliminary Scenic Areas - locations having more than two scenic indicators present and other areas which the consultant felt deserved field investigation - were reviewed with the Critical Areas Program staff.

**Step III - Field Evaluation of Preliminary Sites:** Each Preliminary Scenic Area was field evaluated during the summer of 1989 to rate land use, vegetation, and overall composition and effect. Viewshed management and additional comments were recorded for inclusion on the Scenic Area

Evaluation Form. Photographic documentation in 35 mm slide form was made using a 50 mm lens. Boundaries of each scenic area were drafted on USGS maps of the area. Mapping was developed to show the extent of the views, the number of viewpoints within each area, and the approximate viewing angle.

**Step IV - Classification:** The office and field ratings were combined and the scenic areas classified into groups that may be of local, statewide, and national significance.

## **Rationale for Selecting Indicators**

The field of visual assessment has matured considerably over the past two decades. There is now substantial information about what people perceive to be scenic in the American landscape. Since only one perception study has been conducted for Maine (for Acadia National Park by the National Park Service) we must infer from studies of other landscapes what is scenic along the Maine coast. The eight indicators were selected for this study for the following reasons:

- 1. Landform** - Some aspect of landform is nearly always a major factor in expert-based scenic assessments. Past measures have included landform variety (USDA Forest Service, 1974), landform type (Linton, 1968), steep topography (Lewis, 1963), and others. These studies have assumed that as relief or slope increases, the scenic value of a place will also increase. This assumption has generally been validated in public preference tests. Zube et. al. (1974) found that along with land-use diversity and naturalism, relative relief was an important predictor of scenic preference. This finding has also been supported in research by Miller (1984), Pitt (1976), Pearce & Walters (1983), and others.
- 2. Open Land** - Open land is defined here as existing or abandoned agricultural land or wetland. Open land was inventoried for the scenic assessment for a number of reasons. Land use diversity, especially agricultural and natural land uses, has been shown to be an important predictor of scenic preference (Zube, 1973). Open space in a landscape which is mostly forested, as is Maine, adds visual variety, complexity, and interest. In general, variety, complexity, or diversity are all accepted and frequently used indicators in scenic assessments (Litton, 1982; US Forest Service, 1974; Barringer, 1982), and have withstood the scrutiny of empirical testing (e.g. Kaplan, Kaplan & Wendt, 1972; Miller, 1984; McCarthy, 1979). Open areas in the Maine coastal landscape also take on special significance in that they frequently provide visual access to the water.
- 3. Shoreline Configuration** - Configuration refers to the amount of irregularity in the shoreline. Shorelines with coves, points, islands, promontories, bays, peninsulas, and other features are considered more configured than those with straight, uncomplicated shorelines. Shoreline

landscape assessments nearly always include some measure of shoreline configuration as an indicator of scenic value (Harper et. al. 1978; Mann, 1975). There is little direct support for this measure in the research, but there is considerable evidence of a broader nature. As mentioned previously, complexity is a widely accepted determinant of preference; configuration increases complexity. Another aspect underlying shoreline configuration is that of enclosure. Those areas showing high configuration tend to give the perceiver a stronger feeling of being enclosed by the landscape. This landscape characteristic has been shown to be related to scenic preference (Ward, 1977; Pearce & Waters, 1983; Gobster, 1986).

4. **Special Scenic Features** - Special scenic features are natural or cultural features which, by their mere presence, have a positive influence on people's perception of scenic quality. Examples include beaches, lighthouses, harbors, and historic sites (Pemaquid, 1986; Sterling, 1935), historic forts (Maine Atlas, 1985), working harbors (Acheson, 1978; DOT 1978 & 1986, Merril, 1986 pers. comm.), historic wrecked schooners (Maine Atlas, 1985), and beaches (Duffy, pers. comm. 1986; Maine Geological Survey, 1986). Expert-based scenic shoreland assessment often include cultural and natural features of this type in their checklists criteria (Harper et. al. 1978; Lewis, 1963). There is evidence that cultural features hold symbolic meaning for society and influence public perceptions of the visual quality of an area (Anderson, 1981). There is also considerable evidence that shows beaches are a highly preferred type of shoreland scenery. In Zube & McLaughlin's Virgin Island Study (1978) sand beaches ranked highest over 15 coastal types. Studies by Palmer (1978) in Massachusetts and Banerjee and Bollub (1976) in California agree.
5. **Views of Water from Major Roads** - It is generally accepted that the presence of water can be a powerful predictor of scenic preference (Kaplan, 1977; Litton et. al. 1971). Some researchers have shown that view quality can depend on specific characteristics of the view in relation to the observer. Litton (1972) suggest that two of these characteristics include the position of the observer in relation to the focus of a view, and the distance one can see in a view. "Superior" views, views in which the observer is looking down upon the landscape, and views that one can see for a long distance, often have higher scenic value than those that are blocked or partially enclosed. Federal land management agencies have developed methods for visual resource evaluation rating to how long a view lasts and the size of the resource seen. They contend that lands which more people see for long periods of time and during periods of recreational activity are more aesthetically important than those which few people see or are seen for only short periods of time. Lands with the highest sensitivity include areas seen from major roads for long duration. By this same rationale, large water bodies have higher value than smaller ones because more people see them (USDA Forest Service, 1974).



6. **Land Use** - Land uses encompass the changes people make to the landscape. Perception studies conducted under the auspices of the USDA Soil Conservation Service for towns in Massachusetts (Dominie, 1976; Palmer, 1978; and USDA SCS, 1978) identify many cultural modifications of the environment that either detract or contribute to scenic quality. Pastoral, symbolic features, and traditional uses, are positive components while landscape scars and obtrusive structures are detractors, for instance. Land use compatibility, the degree to which development is visually unified with its setting, also has a positive influence on perceptions (Nassauer, 1978). Overall condition is a measure of how well the landscape is cared for.
7. **Vegetation** - Visually interesting or functional vegetation is frequently included in visual assessments. The presence of vegetation used for screening and softening the built environment has been documented as a positive influence on perceptions (Palmer, 1978). Other research has shown that forest and field edges, agricultural patterns, and manicured landscapes are also positive predictors of scenic quality (Zube, Pitt, and Anderson, 1974).
8. **Landscape Composition and Effect** - The overall effect of the landscape is important as well. The better the coherence and ease with which a landscape and its parts are understood (Kaplan R., 1975), the higher the mystery (Kaplan, R., 1975) and land use diversity (Zube, 1973), and the greater the degree of naturalism (Zube, 1973; Kaplan et. al. 1972), the more scenic an area is likely to be perceived. Roads that change elevation are also considered more scenic (Palmer, 1978).

### Scenic Indicator Ratings

The eight Scenic Indicators were assigned a value corresponding to its relative importance in the scenic rating. A total of 100 points was allocated to rate each Scenic Area. The 100 points were apportioned among the indicators according to their relative importance. The following outlines the indicators that were used, their relative values, and provisions for determining scores for each indicator.

1. Landform	9 Points
2. Open Land	6 Points
3. Shoreline Configuration	6 Points
4. Special Scenic Features	9 Points
5. Views to Water	30 Points
6. Landscape Character	22 Points
7. Vegetation	9 Points
8. Landscape Composition	9 Points
<b>Total</b>	<b>100 Points</b>

- 1. Landform:** A sampling of ridgetops, heights of land, and hilltops along the coastal region of Penobscot Bay yielded an average height of 290'. The heights sampled ranged in elevation between 100' and 1385'. Hills and mountains of special interest included Mt. Waldo (1064'), Bald Rocky Mountain (1100'), Mt. Battie (740'), Mt. Megunticook (1204'/1385'), and Blue Hill (920').

Points were awarded to landforms having the following elevations:

300'-449'	1 Point
450'-599'	3 Points
Over 600'	6 Points

A sampling of slopes along the coastal region demonstrated a range of between 4% and 55% with a significant average of 19%. Slopes occurring in the foreground were accounted for in Section 5 dealing with the individual components of Views to Water. Slopes occurring in the midground and background provide visual interest at the higher end of this range.

Points were awarded to significant slopes having the following gradients:

25%-39%	2 Point
Over 40%	3 Points

- 2. Open Spaces:** A sampling of open spaces was taken based on USGS quad sheet information in order to qualify sizes of significant parcels. Open areas ranged in size from 15 to 2500 acres with a significant average of 43 +/- acres. Four primary types of open space exist in the upland environment of Penobscot Bay: agricultural fields (both active and abandoned), wetlands, blueberry barrens, and village/developed land. Depending upon the type of open space it can be assumed that some will provide unobstructed views to the water (open wetlands, blueberry barrens, and fields) while others will provide only filtered views (overgrown fields, villages, and developed areas).

Points were awarded for open space according to the following:

50-100 acres w/ filtered view	3 Point
More than 100 acres w/ filtered view	4 Points
50-100 acres w/ unobstructed view	5 Points
More than 100 acres w/ unobstructed view	6 Points

- 3. Shoreline Configuration:** Configuration refers to the amount of irregularity that exists within the shoreline. The measurement of configuration considers the distance to the nearest shoreline. Areas with deep coves, peninsulas, and near-shore islands are usually more complex and highly configured, and consequently of greater scenic character. Related to configuration is the perception of enclosure. Most of the highly

configured landscapes gave a feeling of at least partial enclosure, which is often related to scenic preference (Dominie, et al).

Points for Shoreline Configuration were awarded according to the following measurements:

Configured w/in 1/2 mile	3 Points
Configured w/in 1/4 mile	6 Points

4. **Scenic Features:** Scenic features (e.g. cliffs, sand beaches, islands, bridges, lighthouses, historic forts, harbors, moorings) were evaluated based upon the type and number of features, as well as the location of the feature within the view. Foreground and midground features score higher than background features. Points for Scenic Features were awarded according to the following schedule:

Sig. Feature in Background (> 3 miles)	1 Points
Sig. Feature in Midground (1/4 -3 miles)	3 Points
More than one feature with at least one in Midground	6 Points
Multiple Features in Foreground	9 Points

5. **Views to Water:** Views to the waters of Penobscot Bay from major roads, other public ways, and public lands were rated according to the duration of view, the type of water, and the viewer to water relationship. The measurement of duration was derived from USGS 7.5 topographic maps of the study area and is the length of open land between the viewer and the scenic area, measured along the public road. The duration will also be influenced by the travel speed, condition of road, the intent of the viewer, and opportunities to pull off the road.

Points were awarded in each area according to the following schedule:

**A. Duration of View**

Less than 2/10 mile	3 Point
2/10 to 1/2 mile or numerous short views	6 Points
Greater than 1/2 mile	9 Points

**B. Type of Water (Assumed High Water)**

Small fresh or saltwater (< 1/4 mile closure)	6 Point
Large body of fresh or saltwater	9 Points
Large saltwater body w/ associated salt marsh,pond, or cove	12 Points

### C. Quality of Horizon

Completely open or completely closed horizon with little vertical interest	3 Points
Combination of open and closed horizons with little vertical interest or completely closed horizon with vertical interest	6 Points
Combination of open and closed horizons with vertical interest	9 Points

6. **Landscape Character:** An inventory of the following positive and negative landscape characteristics was compiled during the field investigation. This information was used to evaluate the effect that land use, roadside characteristics, and settlement characteristics has on scenic quality.

#### A. Land Use (Positive)

1. Agricultural
2. Vernacular Architecture
3. Old Cemetery
4. Distant Village Skyline or Edge
5. Mooring/Harbor Area
6. Mature Forest
7. Other

#### Land Use (Negative)

1. Lumbering/Clearcut/Extensive Slash
2. Exposed Mining Operations
3. Utility Corridor
4. Incompatible Commercial or Industrial
5. Other

Points were awarded based upon effect on Scenic Quality:

Minimally Positive	3 Points
Positive	5 Points
Strongly Positive	7 Points

#### B. Roadside Characteristics (Positive)

1. Tree Canopy
2. Lined with Sugar Maples or other mature trees
3. Conforming to Contours
4. Gentle Curves and Rolls
5. Street Scale
6. Urban Plantings
7. Other

**Roadside Characteristics (Negative)**

1. Angular Road Cut or Fill
2. Long, Straight, Flat Stretch
3. Other

Points awarded based upon effect on Scenic Quality:

Minimally Positive	1 Point
Positive	3 Points
Strongly Positive	6 Points

**C. Settlement Characteristics (Positive)**

1. Distinct Village Gateways
2. Prominent Community Buildings and Parks
3. Harmonious Building Masses and Heights
4. Vernacular or Harmonious Architecture
5. Historic District
6. Statue, Fountain, Bandstand
7. Tree Lined Street
8. Stone Walls
9. Other

**Settlement Characteristics (Negative)**

1. Strip Development
2. Dilapidated Structure
3. Incompatible Architecture
4. Obtrusive Signage
5. Pollution
6. Structures Blocking Views
7. Automobile Intrusions (Traffic, Sales, Junkyards)
8. Other

Points awarded based upon effect on Scenic Quality

Minimally Positive	3 Points
Positive	6 Points
Strongly Positive	9 Points

7. **Vegetation:** The quality of the vegetation and its contribution to the visual environment were assessed using the following criteria to evaluate the effect on scenic character: no effect, minimal positive effect, positive effect, or strong positive effect.

**Vegetation (Positive)**

1. Park Like
2. Agricultural Patterns
3. Field and Forest Edge
4. Woodland Maturity
5. Framing Qualities
6. Vegetation Mix, Contrast, and Type
7. Other

**Vegetation (Negative)**

1. Clearcut/Slash
2. Screening View
3. Overgrown Field
4. Other

Points were awarded according to the following effects on scenic quality:

Minimally Positive	3 Points
Positive	6 Points
Strongly Positive	9 Points

- 8. Composition and Effect:** The overall integrity of an area was evaluated to determine its effect on visual quality. The following components of the landscape were included in this evaluation.

**Landscape Composition Components**

1. High Diversity
2. Mystery/Surprise
3. Degree of Naturalness
4. Distinct Separation of Land Uses
5. Spectacular Imagery
6. Historic Integrity
7. Pastoral Qualities
8. Cohesiveness
9. Permanence
10. Other

Points were awarded based upon the positive effect of landscape composition according to the following schedule:

Minimally Positive	3 Points
Positive	6 Points
Strongly Positive	9 Points

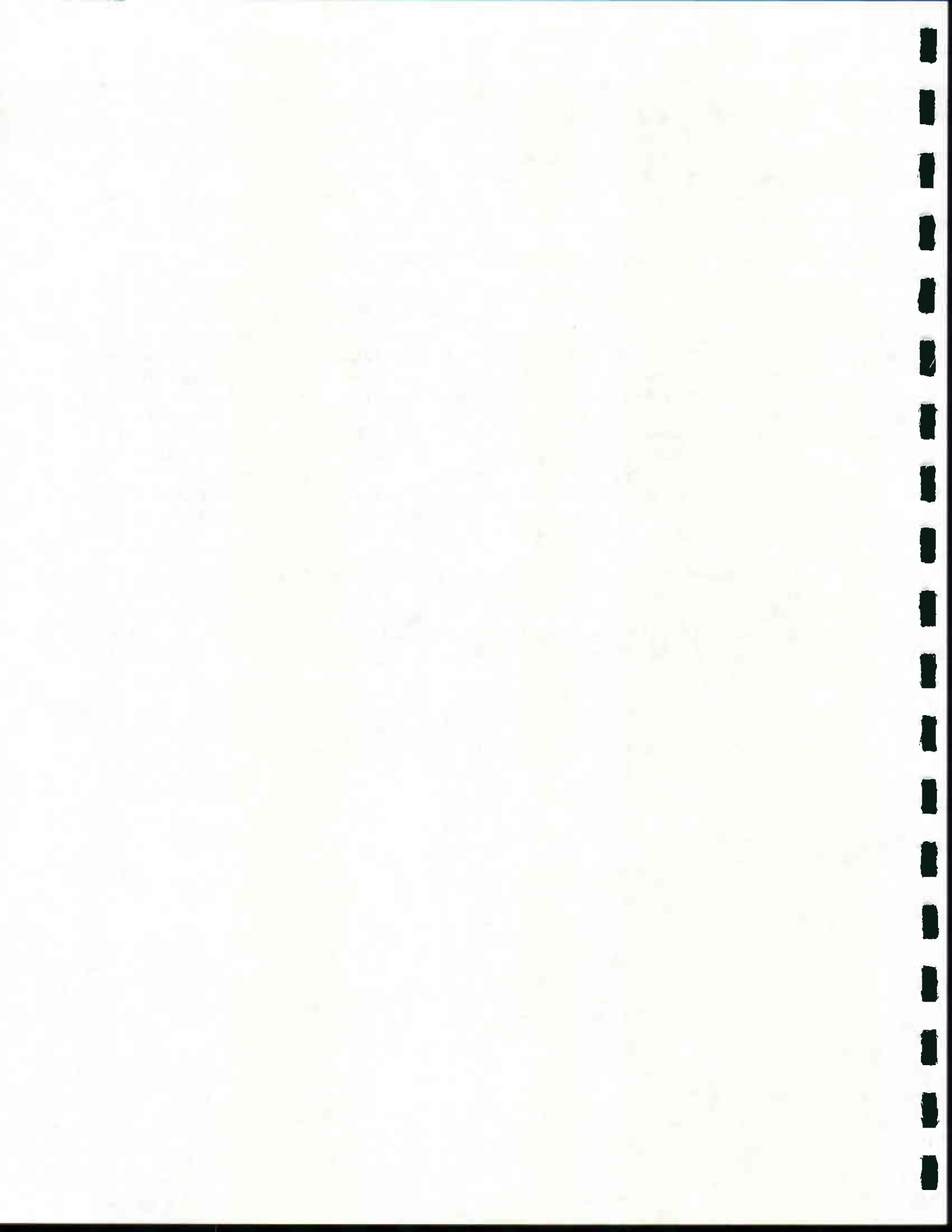
## Limitations of the Method

A few limitations of the method exist which should be noted. As mentioned earlier, the method is based upon scenic indicators selected by resource professionals. There is evidence in the literature that such "expert" approaches are not always as reliable as those studies where public perceptions about the landscape in question are examined. Given additional resources it would be advisable to confirm the results from this study with a public perception study.

Dominie noted a potential bias in favor of the natural over the built landscape. Only those areas that rise to the top during the office analysis are field checked. They are considered to have "potential" for scenic distinction based upon indicators which, with the exception of special features and open land, relate to the natural characteristics of the landscape. Consequently, she felt that there may be areas, particularly villages, that are scenic by virtue of their architectural characteristics and development patterns, but go unidentified by this assessment method. A review of the results of the Penobscot Bay study, however, seems to disprove any bias toward settled areas. The villages and settlements in the bay are disproportionately represented among the highest rated landscapes. This is the result of the character of the underlying land (primarily deep, well configured harbors, often sheltered by islands) as well as the orderly pattern of development that characterize these places.

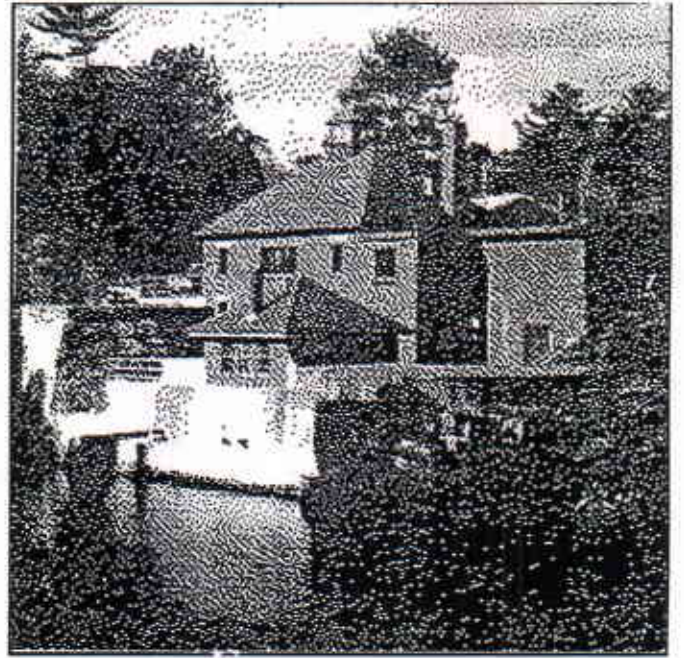
Dominie also notes a limitation in the earlier work which examined views from major public roads, often omitting spectacular views from little travelled, but still public byways. In general, Penobscot Bay does not have the major roadway infrastructure that is common in Regions I and II. Many of the evaluations were performed on secondary roads, which require more attention to the road than to the scenery.

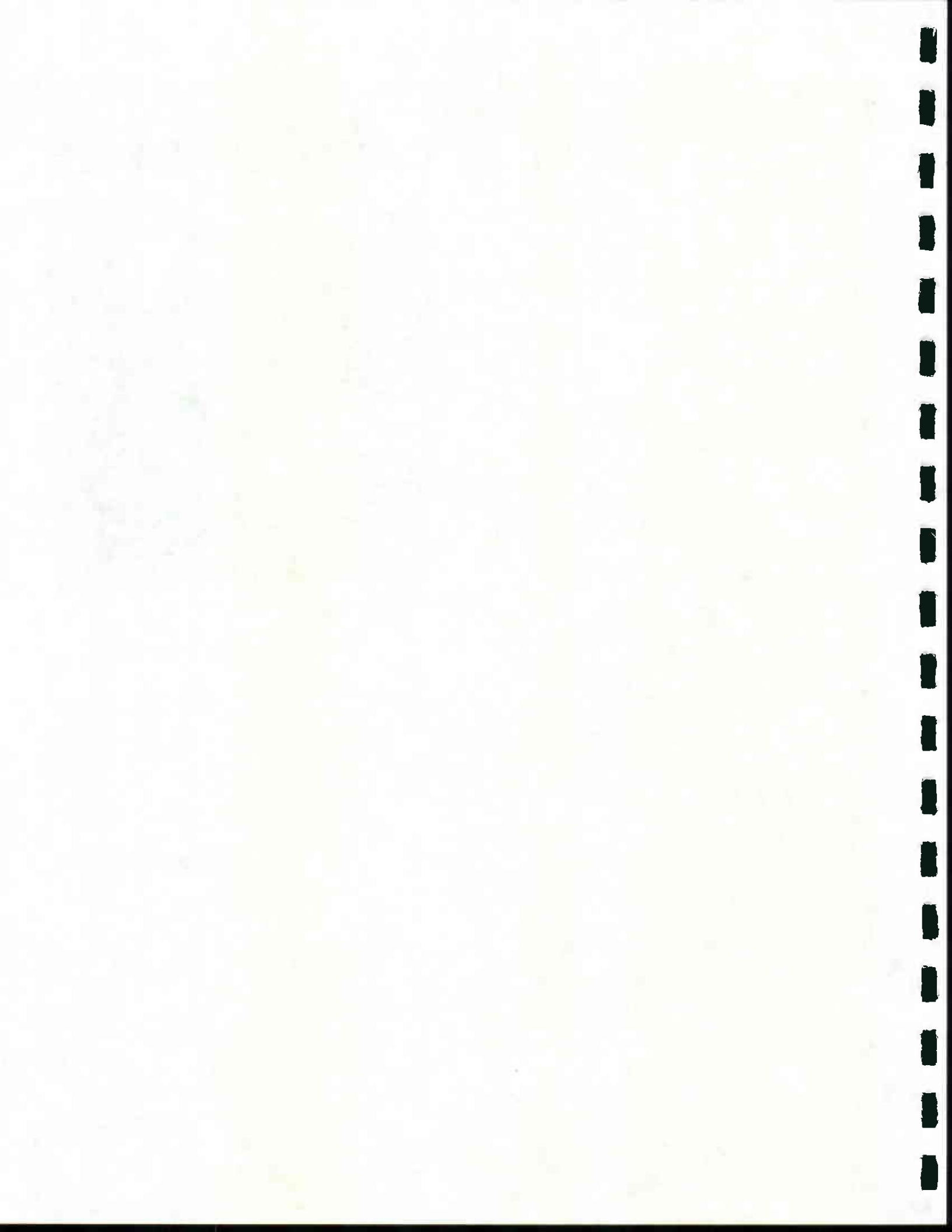
The field reconnaissance is also biased in favor of views from the land, rather than what can be seen from the water. In theory all the views from Penobscot Bay are "public" and should be included in the assessment as funding becomes available.





# RESULTS AND ANALYSIS





# ANALYSIS

## Findings

The object of the study was to identify those places within Penobscot Bay - seen from public roads, byways, and places - which exhibit greater than normal visual quality and which may be eligible for inclusion in the Critical Areas Program of the Maine State Planning Office. Following a series of office and field evaluations, a list of 92 sites was compiled for further evaluation. The areas which were evaluated included the mainland of Penobscot Bay, from Owl's Head to Ellsworth, including Deer Isle. The methodology used is based upon earlier assessments performed by Holly Dominie and Mary Droege of the State Planning Office for the southern portion of the coast. A complete discussion of the methods used is contained in the Methods section of this report.

The assessment has concentrated on identifying places, i.e. scenic areas. These areas can be compared to large outdoor rooms, defined by a ground plane (e.g. coves, marshes, beaches), walls (e.g. rocky headlands, offshore islands, the configured shoreline topped by tall evergreens), and an overhead plane (usually the sky). Within this "room" might be items of unusual interest - a lighthouse, historic fort, a group of islands - that draw the eye and give the scene an added measure of visual interest.

The maps for each of the scenic areas have attempted to define the limits of these places. Usually they are defined by the ridgeline of the surrounding hills or the crest of an island. The scale of these places vary considerably. Some of the scenic areas cover only a few acres, while others extend throughout an entire waterfront village. In all cases there is at least one point which allows a view into the scene.

The majority of the landscape of Penobscot Bay is remarkably intact, given the development pressure that has taken its toll on so much of the southern Maine coastline. With only a handful of exceptions, the Bay and its settlements are free from overly intrusive signs of civilization. The cultural elements that do punctuate the landscape - the bridges, roads, villages, and homes - have either been designed with a sensitivity to the natural beauty of the surroundings, or they have been done so long ago that the land has healed itself.

Penobscot Bay is still very much a region of distinct villages and settlements, each with its own personality, scale, and sense of place. The villages have remained distinct entities, marked by gateways and landmarks. Except for sections of Route One, the phenomenon of unchecked growth and suburban sprawl has not invaded the Bay.

It is very revealing to examine the historic photographs of the Maine coast, to see the denuded landscapes and bald islands that were the norm of the previous century. Visual access to the water was commonplace. As time passes and our management of the coastal environment changes, the old fields are reverting back to spruce, fir, and pine. The panoramas are gone, except where efforts have been taken to mow the fields or keep the blueberry barrens open. As efforts are made to preserve components of the landscape, management decisions will have to address the often conflicting issues of visual access to the water and preservation of the habitats created by existing vegetation.

## **Ranking**

The scenic areas have been numerically scored to assist the Critical Areas Program in evaluating sites which may be of State (or National) significance. In making a determination of significance the user must keep in mind that the scores are not an absolute value. Rather, the scores should be used as one component to identify their relative importance, compared to other sites within Penobscot Bay.

The areas that scored in the 30's and 40's are generally of local (i.e. neighborhood or town-wide) significance, relative to the other areas within Penobscot Bay.

The areas with scores in the 50's and 60's are clearly of high scenic quality, but may not warrant the designation of Critical Area. Each site within this range, however, should be evaluated on an individual basis for a final determination.

The places that scored in the 70's and 80's are clearly of State-wide significance, and some may even be of national importance. Images of these places have received national prominence through the artistic talents of many of our country's photographers and painters, such as Eliot and Fairfield Porter. To many people places like Camden and Rockport, Mount Battie, and the quiet harbors on Deer Isle embody the soul of Maine and deserve the recognition of the Critical Areas Program.

Once the assessment for the entire coastline has been completed the Critical Areas Program should evaluate all the sites which have been deemed to be of State-wide significance to determine which, if any, are of national importance. As was noted earlier, the final determinations of both state and national significance would benefit from public input into the evaluation process.

## Sub-Regions

Penobscot Bay cannot be evaluated without an appreciation of the complexity of the landscape. The Bay is known for its open expanses of water and small tidal marshes, rounded islands and wooded mountains, cottage communities and bustling cities. While the Region is unified by the presence of Penobscot Bay, it is in reality a vast panorama of startling contrasts and well defined places. The concept of Scenic Sub-Regions was developed in recognition of the diversity of Penobscot Bay and to enable us to examine it as a series of recognizable visual units, based upon common physical attributes, including landform, shoreline configuration, and settlement patterns. Eleven Sub-Regions have been identified.

## Categories of Scenic Areas within Penobscot Bay

The Scenic Areas included in the inventory have been sorted into classifications according to landscape type or significant natural or cultural features. The scenic diversity within Penobscot Bay is one of its chief natural attributes, as the listings indicate. The scale of the visible landscape runs from majestic panoramas atop Mt. Battie and Blue Hill, to small coves and tidal marshes on Deer Isle.

For each entry on the listing the following information is given:

CODE	SC	PLACE	TOWN
------	----	-------	------

The first number in the CODE is the reference number for the individual Scenic Area. When the initial desktop evaluation was completed, the candidate sites were all assigned numbers. When the field investigation was completed, many of the first round sites were dropped from further consideration. As a result the numbering for the sites in the report is not consecutive.

The second number refers to the USGS topographic map. The following is a listing of the 7.5 minute topographic maps used in this study and their reference code:

- |    |              |
|----|--------------|
| 01 | ROCKLAND     |
| 02 | CAMDEN       |
| 03 | LINCOLNVILLE |
| 04 | ISLESBORO    |
| 05 | SEARSPORT    |
| 06 | BELFAST      |
| 07 | CASTINE      |
| 08 | BUCKSPORT    |
| 09 | PENOBSCOT    |
| 10 | CAPE ROSIER  |

- 11 SARGENTVILLE
- 12 DEER ISLE
- 13 STINSON NECK
- 14 BROOKLIN
- 15 BLUE HILL
- 16 NEWBURY NECK
- 17 ELLSWORTH

SC refers to the total scenic evaluation SCORE as derived from the data sheets for each site. The PLACE refers to the name used to describe each of the sites, usually referring a natural feature present within the area. The TOWN indicates the municipality where the scenic area occurs. In cases where the area extends beyond more than one municipality, the town with the greater proportion of the scenic area is used.

The following is a listing of the classification tables contained within this section:

- Table 1 SCENIC AREAS SORTED BY SCORE
- Table 2 SCENIC AREAS SORTED BY TOWN
- Table 3 VIEWS OF A MAJOR ISLAND
- Table 4 VIEWS THAT CONTAIN MANY ISLANDS
- Table 5 VIEWS OF ISLANDS
- Table 6 VIEWS OF RIVERS OR REACHES
- Table 7 HILLTOP WATER VIEWS
- Table 8 HILLTOP OPEN VIEWS
- Table 9 COASTAL VILLAGES
- Table 10 SETTLEMENTS
- Table 11 VILLAGES AND SETTLEMENTS
- Table 12 OPEN WATER VIEWS
- Table 13 SEMI-ENCLOSED WATER VIEWS
- Table 14 ENCLOSED WATER VIEWS
- Table 15 POINTS
- Table 16 INDUSTRIAL LANDSCAPES
- Table 17 INTERMITTENT VIEWS
- Table 18 BRIDGES
- Table 19 REVERSING FALLS
- Table 20 LIGHTHOUSES
- Table 21 BEACHES
- Table 22 MOORINGS

**TABLE 1: SCENIC AREAS SORTED BY SCORE**

CODE	SC	PLACE	TOWN
002-14	31	Bridges Point	Brooklin
004-16	36	Surry	Surry
004-05	38	Searsport Road (Rt. 1)	Searsport
010-08	39	Leaches Point	Orland
008-05	40	Mack Point	Searsport
007-12	42	Crockett Cove	Stonington
005-09	45	Johnson Point	Penobscot
015-12	47	Long Cove	Deer Isle
006-07	47	West Penobscot	Penobscot
003-06	48	Park Hill	Belfast
004-14	48	Herrick Head	Brooklin
001-09	48	Battle Island	Penobscot
006-05	49	Moose Point State Park	Searsport
013-12	50	South Deer Isle	Deer Isle
013-14	50	North Sedgwick	Sedgwick
003-12	51	Western Cove	Deer Isle
002-07	51	Cape Jellison Farm	Stockton Springs
009-11	52	Blastow Cove	Deer Isle
006-02	52	Rockport Golf Course	Rockport
006-09	53	Bagaduce Falls	Penobscot
009-05	53	Sears Island Causeway	Searsport
001-07	53	Mill Cove	Stockton Springs
014-12	53	Hatch Cove	Stonington
006-08	54	Bucksport Harbor	Bucksport
012-12	54	Buckmaster Neck	Stonington
007-07	55	Hatch Cove	Castine
001-17	55	Ellsworth City	Ellsworth
004-09	57	Penobscot Village	Penobscot
005-16	57	Contention Cove	Surry
009-02	58	Camden Hills St. Park	Camden
007-01	58	Ingraham Hill	Owls Head
012-11	59	Tinken Ledges	Deer Isle
004-12	59	Pressey Cove	Deer Isle
009-12	59	Moose Island	Stonington
008-01	60	Rockland	Rockland
001-08	60	Sandy Point	Stockton Springs
004-11	61	Sargentville	Sedgwick
016-07	62	West Brooksville	Brooksville
007-05	62	Searsport Village	Searsport
002-08	63	Mt. Tuck	Stockton Springs
001-05	64	Bayside	Northport
001-02	64	Clam Cove (Glen Cove)	Rockport

**TABLE 1: SCENIC AREAS SORTED BY SCORE (cont'd)**

001-06	65	Belfast City	Belfast
010-10	65	Horseshoe Cove	Brooksville
004-06	65	Fort Knox St. Hist. Site	Prospect
005-13	66	East Side Cove	Deer Isle
002-01	66	Ash Island	Owls Head
012-14	66	Sedgwick Ridge	Sedgwick
001-10	67	Smith Cove	Penobscot
001-14	67	Sedgwick	Sedgwick
008-12	67	West Stonington	Stonington
011-11	68	Deer Isle Causeway	Deer Isle
002-12	68	Deer Isle Village	Deer Isle
002-03	68	Lincolnville Beach	Lincolnville
004-01	68	Crescent Beach	Owls Head
005-01	68	Owls Head Village	Owls Head
007-11	68	Sargent Hill	Sedgwick
004-07	68	Fort Point St. Park	Stockton Springs
001-11	69	South Brooksville	Brooksville
014-14	70	Allen Point	Blue Hill
007-10	70	Orr Cove	Brooksville
005-11	70	Deer Isle Bridge	Sedgwick
001-16	70	Morgan Bay	Surry
003-14	71	Haven	Brooklin
005-10	71	Goose Falls	Brooksville
009-01	71	Jameson Point	Rockport
010-12	71	Stonington Village	Stonington
002-15	73	Blue Hill Falls	Blue Hill
006-15	73	East Blue Hill	Blue Hill
008-11	73	Eggemoggin	Deer Isle
006-14	74	Flye Point	Brooklin
003-01	74	Crocket Point	Owls Head
003-15	75	Parker Point	Blue Hill
006-10	75	Harborside	Brooksville
009-10	76	Weir Cove	Brooksville
010-11	76	Weeds Point	Deer Isle
007-13	76	Oak Point	Deer Isle
004-15	77	Blue Hill Village	Blue Hill
002-11	77	Caterpillar Mountain	Sedgwick
002-16	77	Newbury Neck	Surry
005-02	78	Rockport Harbor	Rockport
008-10	79	Bakeman Beach	Brooksville
008-02	79	Camden Harbor	Camden
009-07	79	Wadsworth Cove	Castine
006-12	79	Mill Pond	Deer Isle



**TABLE 1: SCENIC AREAS SORTED BY SCORE (cont'd)**

008-13	80	Naskeag	Brooklin
017-12	81	Mountainville	Deer Isle
005-15	82	Blue Hill	Blue Hill
011-07	82	Castine Village	Castine
006-01	82	Owls Head	Owls Head
004-10	84	Indian Bar Point	Brooksville
010-02	88	Mount Battie (CHStPk)	Camden

**TABLE 2: SCENIC AREAS SORTED BY TOWN**

The following is a listing of all the Scenic Areas within the Penobscot Bay mainland study area, arranged by score for each of the municipalities.

CODE	SC	PLACE	TOWN
003-06	48	Park Hill	Belfast
001-06	65	Belfast City	Belfast
014-14	70	Allen Point	Blue Hill
002-15	73	Blue Hill Falls	Blue Hill
006-15	73	East Blue Hill	Blue Hill
003-15	75	Parker Point	Blue Hill
004-15	77	Blue Hill Village	Blue Hill
005-15	82	Blue Hill	Blue Hill
002-14	31	Bridges Point	Brooklin
004-14	48	Herrick Head	Brooklin
003-14	71	Haven	Brooklin
006-14	74	Flye Point	Brooklin
008-13	80	Naskeag	Brooklin
016-07	62	West Brooksville	Brooksville
010-10	65	Horseshoe Cove	Brooksville
001-11	69	South Brooksville	Brooksville
007-10	70	Orr Cove	Brooksville
005-10	71	Goose Falls	Brooksville
006-10	75	Harborside	Brooksville
009-10	76	Weir Cove	Brooksville
008-10	79	Bakeman Beach	Brooksville
004-10	84	Indian Bar Point	Brooksville
006-08	54	Bucksport Harbor	Bucksport
009-02	58	Camden Hills St. Park	Camden
008-02	79	Camden Harbor	Camden
010-02	88	Mount Battie (CHStPk)	Camden
007-07	55	Hatch Cove	Castine
009-07	79	Wadsworth Cove	Castine
011-07	82	Castine Village	Castine
015-12	47	Long Cove	Deer Isle
013-12	50	South Deer Isle	Deer Isle
003-12	51	Western Cove	Deer Isle
009-11	52	Blastow Cove	Deer Isle
012-11	59	Tinken Ledges	Deer Isle
004-12	59	Pressey Cove	Deer Isle

**TABLE 2: SCENIC AREAS SORTED BY TOWN (cont'd)**

005-13	66	East Side Cove	Deer Isle
011-11	68	Deer Isle Causeway	Deer Isle
002-12	68	Deer Isle Village	Deer Isle
008-11	73	Eggemoggin	Deer Isle
010-11	76	Weeds Point	Deer Isle
007-13	76	Oak Point	Deer Isle
006-12	79	Mill Pond	Deer Isle
017-12	81	Mountainville	Deer Isle
001-17	55	Ellsworth City	Ellsworth
002-03	68	Lincolnville Beach	Lincolnville
001-05	64	Bayside	Northport
010-08	39	Leaches Point	Orland
007-01	58	Ingraham Hill	Owls Head
002-01	66	Ash Island	Owls Head
004-01	68	Crescent Beach	Owls Head
005-01	68	Owls Head Village	Owls Head
003-01	74	Crocket Point	Owls Head
006-01	82	Owls Head	Owls Head
005-09	45	Johnson Point	Penobscot
006-07	47	West Penobscot	Penobscot
001-09	48	Battle Island	Penobscot
006-09	53	Bagaduce Falls	Penobscot
004-09	57	Penobscot Village	Penobscot
001-10	67	Smith Cove	Penobscot
004-06	65	Fort Knox St. Hist. Site	Prospect
008-01	60	Rockland	Rockland
006-02	52	Rockport Golf Course	Rockport
001-02	64	Clam Cove (Glen Cove)	Rockport
009-01	71	Jameson Point	Rockport
005-02	78	Rockport Harbor	Rockport
004-05	38	Searsport Road (Rt. 1)	Searsport
008-05	40	Mack Point	Searsport
006-05	49	Moose Point St. Park	Searsport
009-05	53	Sears Island Causeway	Searsport
007-05	62	Searsport Village	Searsport
013-14	50	North Sedgwick	Sedgwick
004-11	61	Sargentville	Sedgwick

**TABLE 2: SCENIC AREAS SORTED BY TOWN (cont'd)**

012-14	66	Sedgwick Ridge	Sedgwick
001-14	67	Sedgwick	Sedgwick
007-11	68	Sargent Hill	Sedgwick
005-11	70	Deer Isle Bridge	Sedgwick
002-11	77	Caterpillar Mountain	Sedgwick
002-07	51	Cape Jellison Farm	Stockton Springs
001-07	53	Mill Cove	Stockton Springs
001-08	60	Sandy Point	Stockton Springs
002-08	63	Mt. Tuck	Stockton Springs
004-07	68	Fort Point St. Park	Stockton Springs
007-12	42	Crockett Cove	Stonington
014-12	53	Hatch Cove	Stonington
012-12	54	Buckmaster Neck	Stonington
009-12	59	Moose Island	Stonington
008-12	67	West Stonington	Stonington
010-12	71	Stonington Village	Stonington
004-16	36	Surry	Surry
005-16	57	Contention Cove	Surry
001-16	70	Morgan Bay	Surry
002-16	77	Newbury Neck	Surry

### TABLE 3: VIEWS OF A MAJOR ISLAND

The following is a list of places within the Penobscot Bay mainland where the primary focus of the view is a single large island, usually within the foreground or midground viewing range.

CODE	SC	PLACE	TOWN
009-11	52	Blastow Cove	Deer Isle
014-12	53	Hatch Cove	Stonington
002-01	66	Ash Island	Owls Head
011-11	68	Deer Isle Causeway	Deer Isle
004-01	68	Crescent Beach	Owls Head
005-01	68	Owls Head Village	Owls Head
001-11	69	South Brooksville	Brooksville
003-14	71	Haven	Brooklin
008-11	73	Eggemoggin	Deer Isle

**TABLE 4: PRIMARY VIEW CONTAINS MANY ISLANDS**

The following is a list of places within the Penobscot Bay mainland where the primary focus of the view are groupings of islands, primarily smaller ones within the foreground or midground viewing range.

CODE	SC	PLACE	TOWN
003-12	51	Western Cove	Deer Isle
004-12	59	Pressey Cove	Deer Isle
009-12	59	Moose Island	Stonington
005-13	66	East Side Cove	Deer Isle
005-10	71	Goose Falls	Brooksville
010-12	71	Stonington Village	Stonington
002-15	73	Blue Hill Falls	Blue Hill
006-14	74	Flye Point	Brooklin
009-10	76	Weir Cove	Brooksville
010-11	76	Weeds Point	Deer Isle
007-13	76	Oak Point	Deer Isle
006-12	79	Mill Pond	Deer Isle
008-13	80	Naskeag	Brooklin
017-12	81	Mountainville	Deer Isle
011-07	82	Castine Village	Castine
004-10	84	Indian Bar Point	Brooksville

**TABLE 5: VIEWS OF MANY ISLANDS**

The following is a list of places within the Penobscot Bay mainland where the view from the mainland contains many islands, both large and isolated, and small and scattered.

CODE	SC	PLACE	TOWN
003-12	51	Western Cove	Deer Isle
009-11	52	Blastow Cove	Deer Isle
014-12	53	Hatch Cove	Stonington
004-12	59	Pressey Cove	Deer Isle
009-12	59	Moose Island	Stonington
005-13	66	East Side Cove	Deer Isle
002-01	66	Ash Island	Owls Head
011-11	68	Deer Isle Causeway	Deer Isle
004-01	68	Crescent Beach	Owls Head
005-01	68	Owls Head Village	Owls Head
001-11	69	South Brooksville	Brooksville
003-14	71	Haven	Brooklin
005-10	71	Goose Falls	Brooksville
010-12	71	Stonington Village	Stonington
002-15	73	Blue Hill Falls	Blue Hill
008-11	73	Eggemoggin	Deer Isle
006-14	74	Flye Point	Brooklin
009-10	76	Weir Cove	Brooksville
010-11	76	Weeds Point	Deer Isle
007-13	76	Oak Point	Deer Isle
006-12	79	Mill Pond	Deer Isle
008-13	80	Naskeag	Brooklin
017-12	81	Mountainville	Deer Isle
011-07	82	Castine Village	Castine
004-10	84	Indian Bar Point	Brooksville

## TABLE 6: RIVERS AND REACHES

The following is a listing of the places within the Penobscot Bay mainland study area where the primary water view is to a large river or reach. Most of these locations have relatively close opposite shorelines that are parallel to the viewing area.

CODE	SC	PLACE	TOWN
010-08	39	Leaches Point	Orland
005-09	45	Johnson Point	Penobscot
006-07	47	West Penobscot	Penobscot
001-09	48	Battle Island	Penobscot
006-09	53	Bagaduce Falls	Penobscot
012-11	59	Tinken Ledges	Deer Isle
001-08	60	Sandy Point	Stockton Springs
004-11	61	Sargentville	Sedgwick
016-07	62	West Brooksville	Brooksville
002-08	63	Mt. Tuck	Stockton Springs
004-06	65	Fort Knox St. Hist. Site	Prospect
011-11	68	Deer Isle Causeway	Deer Isle
004-07	68	Fort Point St. Park	Stockton Springs
005-11	70	Deer Isle Bridge	Sedgwick
003-14	71	Haven	Brooklin



## TABLE 7: WATER VIEWS FROM HILLTOPS

The following is a listing of viewpoints from hilltops within the Penobscot Bay region where the viewer has a panorama of the Bay and the landscape surrounding it. The major focus of these viewpoints is the water view. This category of scenic areas needs further field investigation to ensure its completeness.

CODE	SC	PLACE	TOWN
002-08	63	Mt. Tuck	Stockton Springs
004-06	65	Fort Knox St. Hist. Site	Prospect
002-11	77	Caterpillar Mountain	Sedgwick
005-15	82	Blue Hill	Blue Hill
010-02	88	Mount Battie (CHStPk)	Camden

**TABLE 8: OPEN VIEWS FROM HILLTOPS**

The following is a listing of viewpoints from hilltops where the viewer has a panorama of the landscape within the Penobscot Bay region. The primary focus of these areas is the landscape; views of the Bay may be present but are clearly in the background. This category of scenic areas needs further field investigation to ensure its completeness.

CODE	SC	PLACE	TOWN
003-06	48	Park Hill	Belfast
012-14	66	Sedgwick Ridge	Sedgwick
007-11	68	Sargent Hill	Sedgwick

**TABLE 9: COASTAL VILLAGES**

The following is a listing of the major cities and towns within the Penobscot Bay mainland study area. Most of these municipalities have well defined waterfronts and a physical orientation to the Bay.

CODE	SC	PLACE	TOWN
013-14	50	North Sedgwick	Sedgwick
006-08	54	Bucksport Harbor	Bucksport
004-09	57	Penobscot Village	Penobscot
008-01	60	Rockland	Rockland
004-11	61	Sargentville	Sedgwick
007-05	62	Searsport Village	Searsport
001-06	65	Belfast City	Belfast
001-14	67	Sedgwick	Sedgwick
008-12	67	West Stonington	Stonington
002-12	68	Deer Isle Village	Deer Isle
002-03	68	Lincolnvill Beach	Lincolnvill
005-01	68	Owls Head Village	Owls Head
001-11	69	South Brooksville	Brooksville
010-12	71	Stonington Village	Stonington
004-15	77	Blue Hill Village	Blue Hill
005-02	78	Rockport Harbor	Rockport
008-02	79	Camden Harbor	Camden
011-07	82	Castine Village	Castine

**TABLE 10: SETTLEMENTS**

The following is a listing of the various settlements and cottage communities within the Penobscot Bay mainland study area. Settlements are smaller villages within a town, usually marked by a crossroad, a few commercial establishments, a church, and a handful of homes. Cottage communities are small scaled summer resorts, usually with a strong orientation to the Bay.

CODE	SC	PLACE	TOWN
013-12	50	South Deer Isle	Deer Isle
001-08	60	Sandy Point	Stockton Springs
001-05	64	Bayside	Northport
001-02	64	Clam Cove (Glen Cove)	Rockport
005-13	66	East Side Cove	Deer Isle
004-01	68	Crescent Beach	Owls Head
003-14	71	Haven	Brooklin
006-15	73	East Blue Hill	Blue Hill
008-11	73	Eggemoggin	Deer Isle
006-10	75	Harborside	Brooksville
006-12	79	Mill Pond	Deer Isle
008-13	80	Naskeag	Brooklin

**TABLE 11: VILLAGES AND SETTLEMENTS**

The following is a listing of the all the major cities,towns, cottage communities, and settlements within the Penobscot Bay mainland study area.

CODE	SC	PLACE	TOWN
013-12	50	South Deer Isle	Deer Isle
013-14	50	North Sedgwick	Sedgwick
006-08	54	Bucksport Harbor	Bucksport
004-09	57	Penobscot Village	Penobscot
008-01	60	Rockland	Rockland
001-08	60	Sandy Point	Stockton Springs
004-11	61	Sargentville	Sedgwick
007-05	62	Searsport Village	Searsport
001-05	64	Bayside	Northport
001-02	64	Clam Cove (Glen Cove)	Rockport
001-06	65	Belfast City	Belfast
005-13	66	East Side Cove	Deer Isle
001-14	67	Sedgwick	Sedgwick
008-12	67	West Stonington	Stonington
002-12	68	Deer Isle Village	Deer Isle
002-03	68	Lincolnville Beach	Lincolnville
004-01	68	Crescent Beach	Owls Head
005-01	68	Owls Head Village	Owls Head
001-11	69	South Brooksville	Brooksville
003-14	71	Haven	Brooklin
010-12	71	Stonington Village	Stonington
006-15	73	East Blue Hill	Blue Hill
008-11	73	Eggemoggin	Deer Isle
006-10	75	Harborside	Brooksville
004-15	77	Blue Hill Village	Blue Hill
005-02	78	Rockport Harbor	Rockport
008-02	79	Camden Harbor	Camden
006-12	79	Mill Pond	Deer Isle
008-13	80	Naskeag	Brooklin
011-07	82	Castine Village	Castine

**TABLE 12: OPEN WATER VIEWS**

The following is a listing of the places within the Penobscot Bay mainland study area where the view is to open ocean, or to islands that are within the background viewing range (greater than three miles).

CODE	SC	PLACE	TOWN
002-14	31	Bridges Point	Brooklin
006-05	49	Moose Point St. Park	Searsport
006-02	52	Rockport Golf Course	Rockport
009-02	58	Camden Hills St. Park	Camden
001-05	64	Bayside	Northport
002-03	68	Lincolnville Beach	Lincolnville
007-10	70	Orr Cove	Brooksville
009-01	71	Jameson Point	Rockport
006-10	75	Harborside	Brooksville
008-10	79	Bakeman Beach	Brooksville
006-01	82	Owls Head	Owls Head

**TABLE 13: SEMI-ENCLOSED WATER**

The following is a listing of the places within the Penobscot Bay mainland study area where the landforms, as seen from the primary public viewing location, seem to enclose a portion of the view. The areas with the higher scores are usually an indication of greater shoreline configuration.

CODE	SC	PLACE	TOWN
004-16	36	Surry	Surry
008-05	40	Mack Point	Searsport
007-12	42	Crockett Cove	Stonington
015-12	47	Long Cove	Deer Isle
004-14	48	Herrick Head	Brooklin
013-12	50	South Deer Isle	Deer Isle
003-12	51	Western Cove	Deer Isle
009-11	52	Blastow Cove	Deer Isle
009-05	53	Sears Island Causeway	Searsport
014-12	53	Hatch Cove	Stonington
001-17	55	Ellsworth City	Ellsworth
005-16	57	Contention Cove	Surry
007-01	58	Ingraham Hill	Owls Head
004-12	59	Pressey Cove	Deer Isle
009-12	59	Moose Island	Stonington
008-01	60	Rockland	Rockland
007-05	62	Searsport Village	Searsport
001-02	64	Clam Cove (Glen Cove)	Rockport
010-10	65	Horseshoe Cove	Brooksville
005-13	66	East Side Cove	Deer Isle
001-10	67	Smith Cove	Penobscot
008-12	67	West Stonington	Stonington
011-11	68	Deer Isle Causeway	Deer Isle
002-12	68	Deer Isle Village	Deer Isle
004-01	68	Crescent Beach	Owls Head
005-01	68	Owls Head Village	Owls Head
004-07	68	Fort Point St. Park	Stockton Springs
001-11	69	South Brooksville	Brooksville
005-11	70	Deer Isle Bridge	Sedgwick
001-16	70	Morgan Bay	Surry
005-10	71	Goose Falls	Brooksville
006-15	73	East Blue Hill	Blue Hill
003-01	74	Crocket Point	Owls Head
009-10	76	Weir Cove	Brooksville
007-13	76	Oak Point	Deer Isle
005-02	78	Rockport Harbor	Rockport
008-10	79	Bakeman Beach	Brooksville
008-02	79	Camden Harbor	Camden
009-07	79	Wadsworth Cove	Castine
008-13	80	Naskeag	Brooklin

**TABLE 13: SEMI-ENCLOSED WATER (cont'd)**

017-12	81	Mountainville	Deer Isle
011-07	82	Castine Village	Castine
004-10	84	Indian Bar Point	Brooksville



**TABLE 14: ENCLOSED WATER VIEWS**

The following is a listing of the places within the Penobscot Bay mainland study area where the landforms, as seen from the primary public viewing location, appear to enclose the body of water. The majority of these sites are relatively small in scale.

CODE	SC	PLACE	TOWN
013-14	50	North Sedgwick	Sedgwick
002-07	51	Cape Jellison Farm	Stockton Springs
001-07	53	Mill Cove	Stockton Springs
012-12	54	Buckmaster Neck	Stonington
007-07	55	Hatch Cove	Castine
004-09	57	Penobscot Village	Penobscot
002-12	68	Deer Isle Village	Deer Isle
014-14	70	Allen Point	Blue Hill
005-10	71	Goose Falls	Brooksville
003-15	75	Parker Point	Blue Hill
004-15	77	Blue Hill Village	Blue Hill
006-12	79	Mill Pond	Deer Isle
004-10	84	Indian Bar Point	Brooksville

**TABLE 15: POINTS**

The following is a listing of the places found within the Penobscot Bay mainland study area where the landform terminates in a point, usually jutting out into the Bay or a river. These points are visually significant because they often allow the observer to have a panoramic view of the water that greater than 180 degrees.

CODE	SC	PLACE	TOWN
004-07	68	Fort Point St. Park	Stockton Springs
009-01	71	Jameson Point	Rockport
008-11	73	Eggemoggin	Deer Isle
006-14	74	Flye Point	Brooklin
003-15	75	Parker Point	Blue Hill
010-11	76	Weeds Point	Deer Isle
007-13	76	Oak Point	Deer Isle
006-01	82	Owls Head	Owls Head

**TABLE 16: INDUSTRIAL LANDSCAPES**

The following is a listing of the places within the Penobscot Bay mainland study area where the view is primarily of working waterfronts.

CODE	SC	PLACE	TOWN
008-05	40	Mack Point	Searsport
006-08	54	Bucksport Harbor	Bucksport
008-01	60	Rockland	Rockland

**TABLE 17: INTERMITTENT VIEWS**

The following is a listing of the places within the Penobscot Bay mainland study area where views to the water occur over a protracted distance along a highway or other viewing location. However, the views are usually broken by tree cover or buildings, so the observer does not get the sense of a panoramic setting.

CODE	SC	PLACE	TOWN
004-05	38	Searsport Road (Rt. 1)	Searsport
010-08	39	Leaches Point	Orland
005-09	45	Johnson Point	Penobscot
006-07	47	West Penobscot	Penobscot
001-09	48	Battle Island	Penobscot
002-07	51	Cape Jellison Farm	Stockton Springs
004-11	61	Sargentville	Sedgwick
002-16	77	Newbury Neck	Surry
017-12	81	Mountainville	Deer Isle

### TABLE 18: BRIDGES

The following is a listing of the significant bridges within the Penobscot Bay mainland study area. In several locations, e.g. the Deer Isle Bridge over Eggemoggin Reach, the design of the bridge contributes to the visual quality of the area.

CODE	SC	PLACE	TOWN
004-05	38	Searsport Road (Rt. 1)	Searsport
009-05	53	Sears Island Causeway	Searsport
002-08	63	Mt. Tuck	Stockton Springs
005-11	70	Deer Isle Bridge	Sedgwick
002-15	73	Blue Hill Falls	Blue Hill

**TABLE 19: REVERSING FALLS**

The following is a listing of the places within the Penobscot Bay mainland study area where reversing falls are within or near the public right of way and are easily seen by the public.

CODE	SC	PLACE	TOWN
006-09	53	Bagaduce Falls	Penobscot
005-10	71	Goose Falls	Brooksville
002-15	73	Blue Hill Falls	Blue Hill

## TABLE 20: LIGHTHOUSES

The following is a listing of the lighthouses found within the Penobscot Bay mainland study area.

CODE	SC	PLACE	TOWN
004-07	68	Fort Point St. Park	Stockton Springs
009-01	71	Jameson Point	Rockport
008-11	73	Eggemoggin	Deer Isle
005-02	78	Rockport Harbor	Rockport
008-02	79	Camden Harbor	Camden
011-07	82	Castine Village	Castine
006-01	82	Owls Head	Owls Head

**TABLE 21: BEACHES**

The following is a listing of the beaches found within the Penobscot Bay mainland study area. While many of the beaches are suitable for swimming, several are coarser in texture and offer limited swimming opportunities. This listing does not differentiate between public beaches, private beaches that the public has rights to, and private beaches.

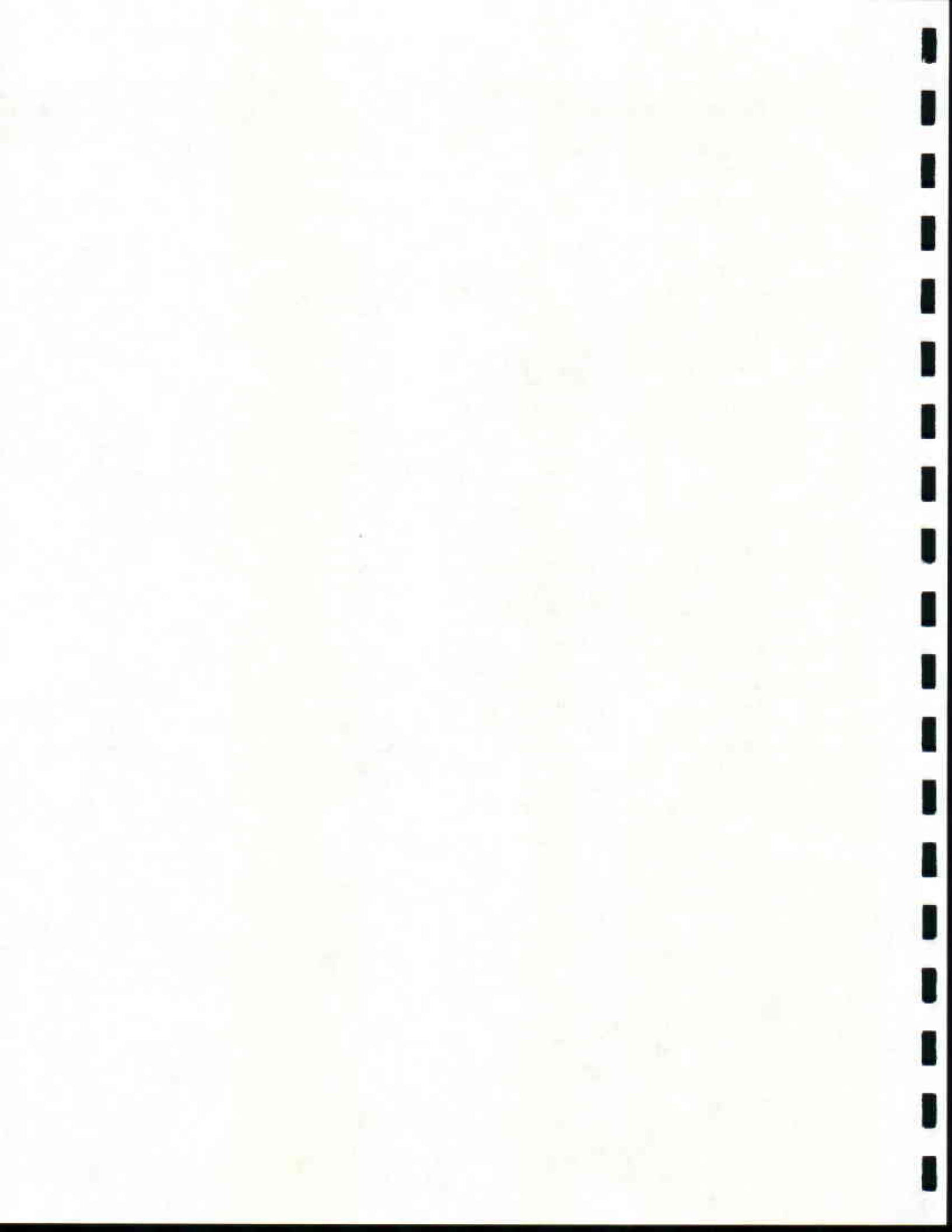
CODE	SC	PLACE	TOWN
009-11	52	Blastow Cove	Deer Isle
001-07	53	Mill Cove	Stockton Springs
005-16	57	Contention Cove	Surry
001-08	60	Sandy Point	Stockton Springs
007-05	62	Searsport Village	Searsport
002-01	66	Ash Island	Owls Head
002-03	68	Lincolnvill Beach	Lincolnvill
004-01	68	Crescent Beach	Owls Head
014-14	70	Allen Point	Blue Hill
007-10	70	Orr Cove	Brooksville
009-01	71	Jameson Point	Rockport
002-15	73	Blue Hill Falls	Blue Hill
008-11	73	Eggemoggin	Deer Isle
003-01	74	Crocket Point	Owls Head
003-15	75	Parker Point	Blue Hill
006-10	75	Harborside	Brooksville
007-13	76	Oak Point	Deer Isle
002-16	77	Newbury Neck	Surry
008-10	79	Bakeman Beach	Brooksville
009-07	79	Wadsworth Cove	Castine
006-12	79	Mill Pond	Deer Isle
008-13	80	Naskeag	Brooklin
017-12	81	Mountainville	Deer Isle
004-10	84	Indian Bar Point	Brooksville



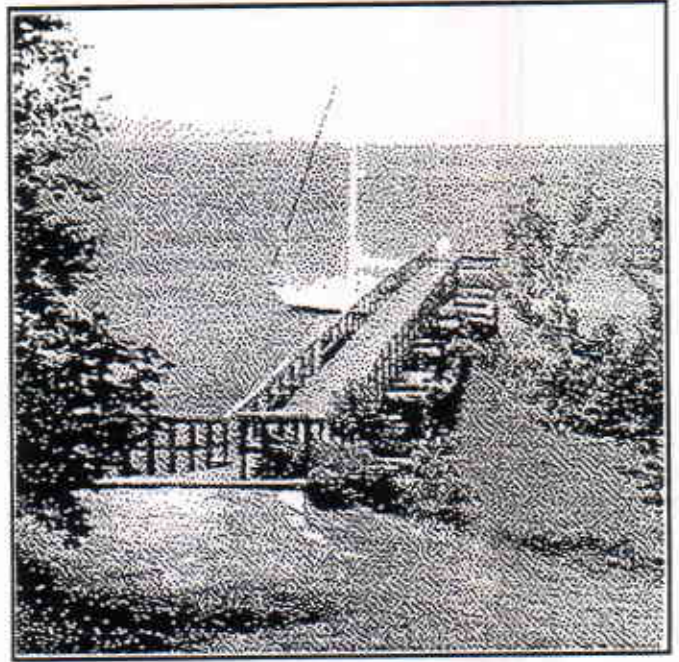
**TABLE 22: MOORINGS**

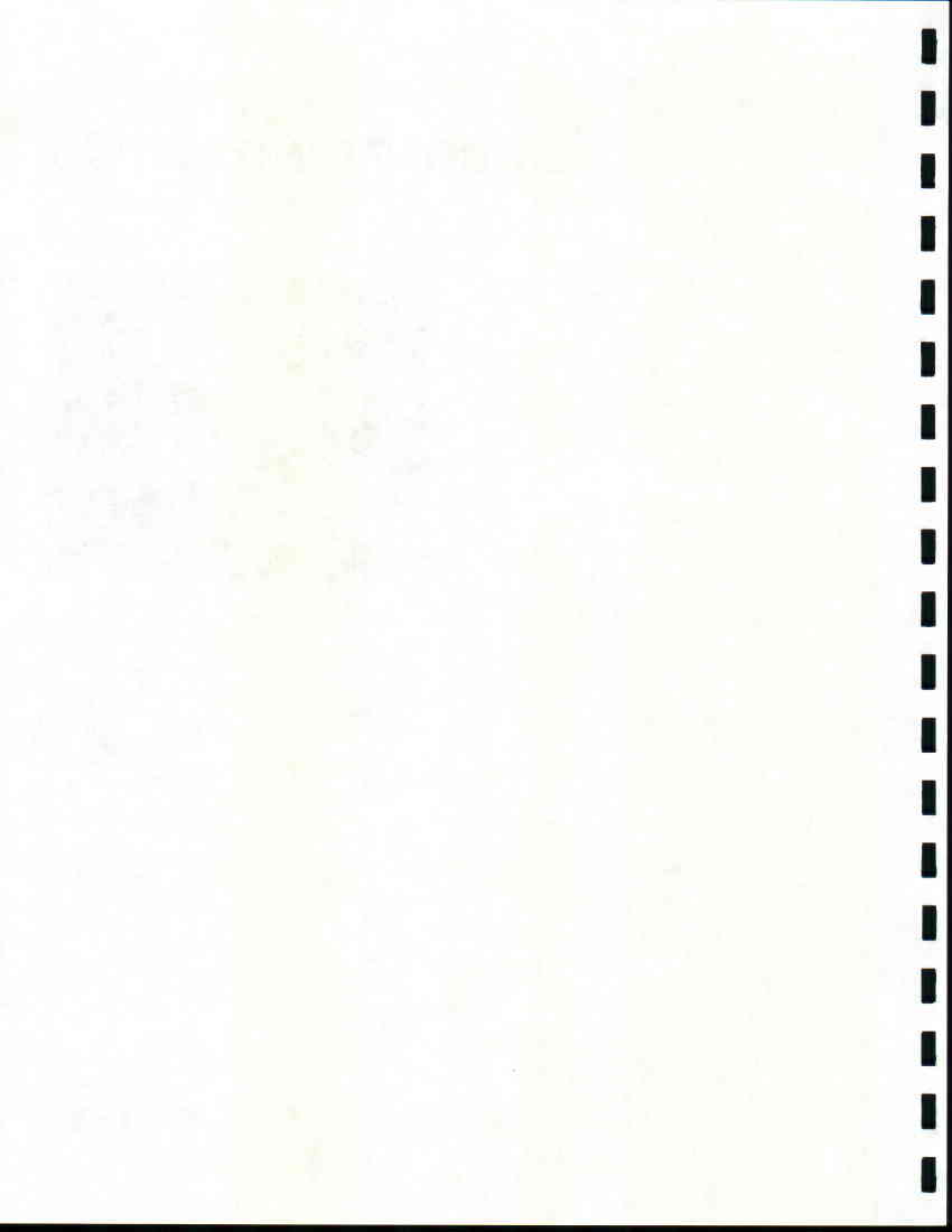
The following is a listing of the places within the Penobscot Bay mainland study area where boats are moored, at least throughout the summer.

CODE	SC	PLACE	TOWN
002-14	31	Bridges Point	Brooklin
003-12	51	Western Cove	Deer Isle
006-08	54	Bucksport Harbor	Bucksport
001-17	55	Ellsworth City	Ellsworth
005-16	57	Contention Cove	Surry
007-01	58	Ingraham Hill	Owls Head
009-12	59	Moose Island	Stonington
008-01	60	Rockland	Rockland
007-05	62	Searsport Village	Searsport
001-06	65	Belfast City	Belfast
005-13	66	East Side Cove	Deer Isle
001-14	67	Sedgwick	Sedgwick
008-12	67	West Stonington	Stonington
002-12	68	Deer Isle Village	Deer Isle
002-03	68	Lincolnville Beach	Lincolnville
005-01	68	Owls Head Village	Owls Head
001-11	69	South Brooksville	Brooksville
010-12	71	Stonington Village	Stonington
006-15	73	East Blue Hill	Blue Hill
003-15	75	Parker Point	Blue Hill
009-10	76	Weir Cove	Brooksville
007-13	76	Oak Point	Deer Isle
004-15	77	Blue Hill Village	Blue Hill
002-16	77	Newbury Neck	Surry
005-02	78	Rockport Harbor	Rockport
008-02	79	Camden Harbor	Camden
006-12	79	Mill Pond	Deer Isle
008-13	80	Naskeag	Brooklin
004-10	84	Indian Bar Point	Brooksville



# RECOMMENDATIONS





## RECOMMENDATIONS

### **1. A list of scenic areas has been developed, based upon a scenic evaluation of the mainland sites of Penobscot Bay.**

The object of the study was to identify those places within Bay which exhibit greater than normal visual quality. During the course of the evaluation approximately two hundred potential scenic areas were identified based upon a review of existing map data, using the criteria of landform, open land, shoreline configuration, special scenic features, and views to water. Following a series of field visits, which looked at landscape character, vegetation, and landscape composition, the list was narrowed down to the 92 sites which are described in the report. As a result of this process each of the sites was assigned a score, based upon a maximum of 100 points. The scores are considered a starting point in making a determination of relative importance for the Critical Areas Program.

### **2. Approximately one third of the site that were evaluated should be considered for inclusion in the Critical Areas Program, based upon their scenic quality.**

Sites that scored in excess of 70 points are of statewide significance and should be considered for inclusion on the roster of Critical Areas. As a result of this process each of the sites was assigned a score, based upon a maximum of 100 points. The scores are considered a starting point in making a determination of relative importance for the Critical Areas Program. The areas that scored the highest (33 received a score greater than 70) are clearly of state-wide significance, or greater. Images of these places have received national prominence through the talents of artists, painters, writers, and publishers. For many people these places represent a distillation of the best of Maine's landscape.

### **3. Additional field investigation is recommended for the second grouping of sites to determine if they warrant inclusion in the Critical Areas Program.**

The second grouping of places are of high scenic quality, but may not warrant the designation of a Critical Area. Each of the sites (46 received a score between 50 and 69) should be evaluated on an individual basis for a final determination.

### **4. Additional field investigation is recommended to identify all sites of local significance.**

The areas that scored in the lowest range (13 received a score between 30 and 49) are generally of local significance, relative to other areas within Penobscot Bay. The rather small number of sites is more a reflection of the initial filtering process than the aesthetic characteristics of the bay. Perhaps as many as one hundred or more additional sites could be

identified, using the methodology in this report, that have significance at a local level. In the long term it would be short-sighted on the part of local communities and the state to take steps to protect only those sites which rose to the top of the list, while allowing adjacent areas to become degraded. While Penobscot Bay is a rugged place, able to withstand the strongest forces of nature, it is also a place of great fragility. The places between the points of interest and scenic areas must be considered as an integral part of a highly scenic coastline.

**5. The landscape of Penobscot Bay should be examined as a series of Scenic Sub-Regions, each with their own physiographic characteristics.**

Penobscot Bay cannot be evaluated without an appreciation of the complexity of the landscape. The Bay is known for its open expanses of water and small tidal marshes, rounded islands and wooded mountains, cottage communities and bustling cities. While the Region is unified by the presence of Penobscot Bay, it is in reality a vast panorama of startling contrasts and well defined places. The concept of Scenic Sub-Regions was developed in recognition of the diversity of the landforms and waterbodies of Penobscot Bay. This concept enables it to be examined as a series of recognizable visual units, based upon common physical attributes, including landform, shoreline configuration, and settlement patterns. Eleven Sub-Regions have been identified and are mapped and described in detail in this report.

**6. Management strategies for preservation of scenic character are recommended for all scenic areas identified.**

In addition to describing and mapping each site, the report includes management recommendations where appropriate to guide local and state officials with specific actions to preserve or improve the visual environment. A number of site-specific recommendations are offered: additional parking, vegetation management to preserve open views, and provisions for public access. They also start to address policy issues that can have a long-term influence on the preservation of scenic quality: incorporation of visual standards into the review process for subdivisions and other development projects; recommendations for conservation easements for particularly vulnerable parts of a watershed; a call for sensitivity on the part of DOT and others responsible for repair and replacement of the public infrastructure.

**7. The inland areas surrounding Penobscot Bay need further assessment to characterize their visual qualities.**

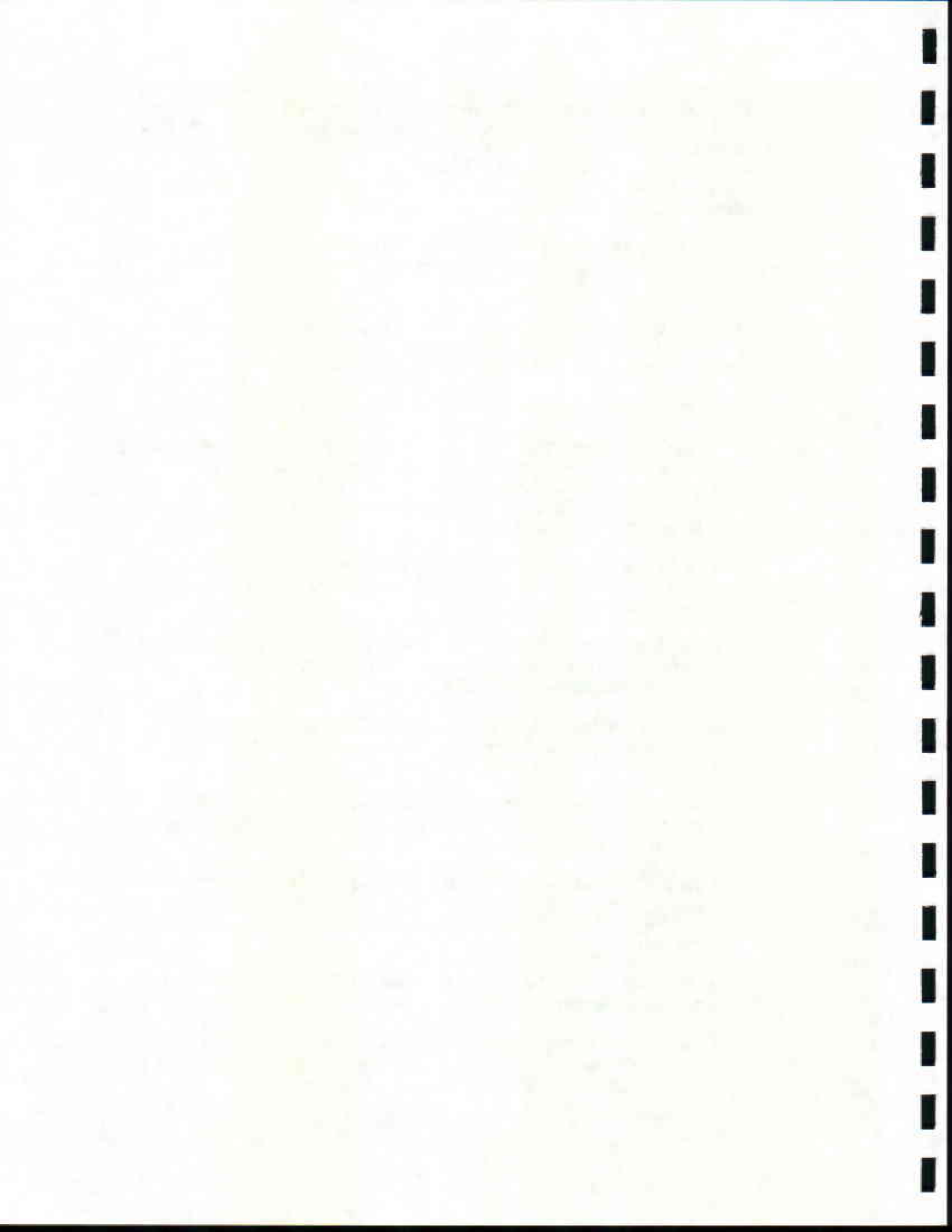
This study concentrated on those sites along the coastline which have direct views of Penobscot Bay and its many inlets and coves. The Penobscot Bay region is a composite of many types of landscapes, some spectacular, some mundane. While the views to the water represent the most vivid images of the region, a thorough understanding of Penobscot Bay demands a

comprehensive evaluation. Additional data needs to be gathered on the inland sites, the views from the hilltops, the wetlands and marshes, and the rivers and streams, to establish a base of information to use in the next generation. This data, along with the results of this study, should be incorporated into the State's Geographic Information System and made available to all interested parties.

**8. The information contained in this report should be widely disseminated and used in both local and state-wide planning, design, and decision making.**

The information gathered as part of this inventory, as well as subsequent visual assessments in Maine, should be available for a number of agencies and interest groups, among which are:

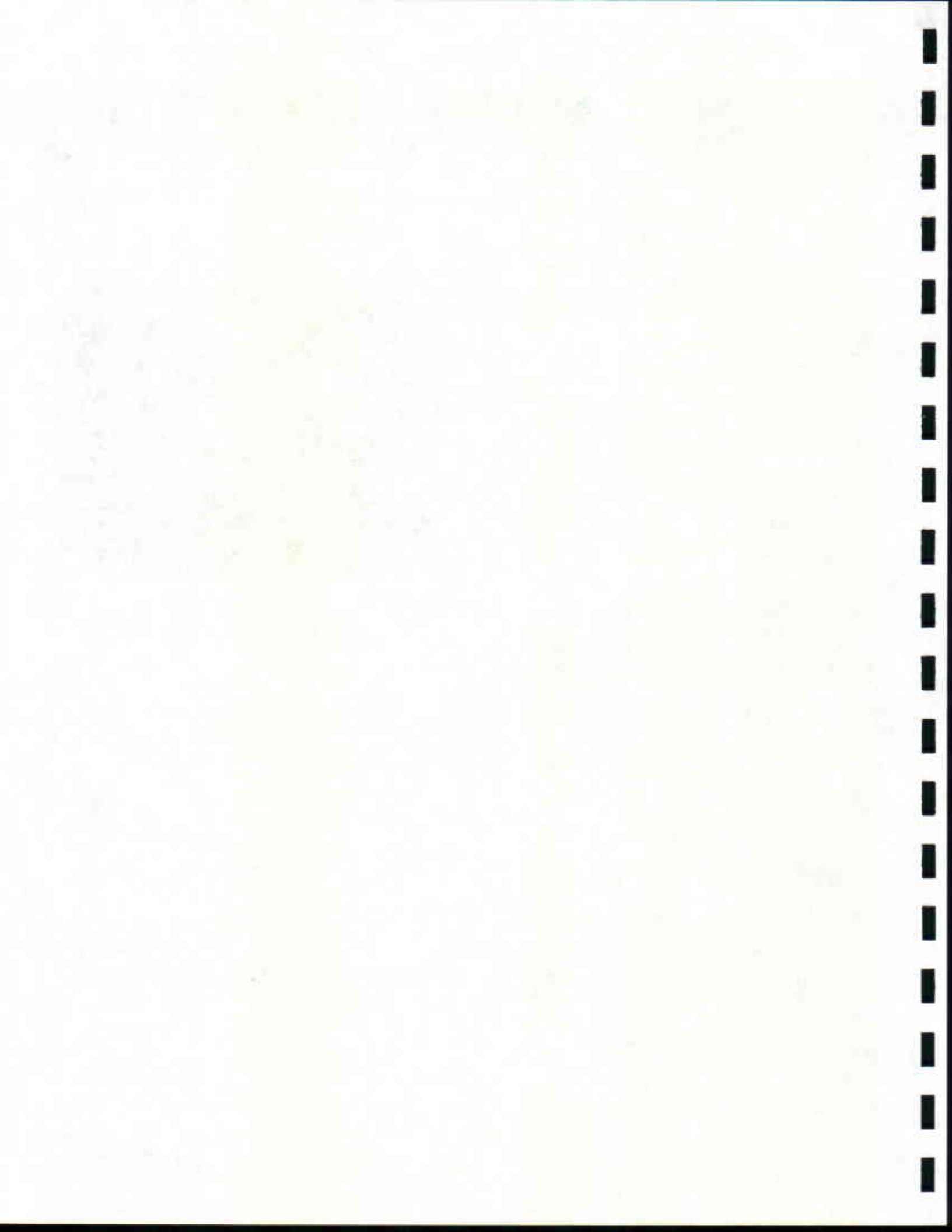
- The Critical Areas Program of the State Planning Office.
- The Maine Department of Environmental Protection, in evaluating the need for a Visual Impact Analysis for applications for Site Location of Development Permits. See Site Location of Development Law (38 MRSA Sec. 481 et. seq.) Chapter 375.14 No Unreasonable Effect on Scenic Character.
- The Land for Maine's Future Board, in evaluating parcels of land that may be nominated for purchase and setting priorities for acquisition.
- The Maine Department of Transportation, in designating Scenic Highways, rest areas, and scenic turnouts, and making improvements to MeDOT infrastructure.
- Local town officials, in evaluating the Viewshed Management Recommendations for specific actions to increase public access, both physical and visual.
- Local Planning Boards, in evaluating subdivisions and other development proposals that may have an impact on identified scenic areas.
- Local Comprehensive Planning Committees, in developing resource maps of their communities to show areas of visual sensitivity and ultimately coming up with long term plans for growth and rural areas.
- The Maine Coast Heritage Trust and Nature Conservancy, in formulating plans for acquisition and evaluating parcels of land.
- Local land trusts, in setting conservation priorities along the Maine Coast.





**SCENIC SUB-REGIONS**  
**SCENIC AREAS**





## SCENIC SUB-REGIONS AND SCENIC AREAS

Penobscot Bay is a powerful place of tremendous variety in its waterbodies, landforms, vegetation patterns, and cultural development. To ask a dozen people to describe the scenery would generate as many different responses. The landscape that makes up the bay can be appreciated on a number of levels. To a year-round resident the daily patterns of sunlight, storms, fog, and tides are ever-present reminders of the forces that have shaped the landscape. To the summer tourist the small villages and snug harbors offer a calm change of scenery that can refresh and renew the spirit. To the scenic evaluator the bay is a diverse assortment of highly configured shorelines, heights of land, and spruce covered islands. The landscape is vivid, largely intact, and highly unified.

The goal of this scenic inventory is to identify the major public scenic areas within Penobscot Bay. In examining the Bay it is useful to keep in mind the continuum between scenic regions and scenic elements that exist on the coast.

**Scenic Regions:** The section on Methods describes how Maine has been divided into a series of Regions, based upon The Natural Regions of Maine, (Adamus, 1978). Greater Penobscot Bay is Region III, characterized by the waters of the Bay, its numerous granitic islands and spruce covered shoreline.

**Scenic Sub-Regions:** Penobscot Bay cannot be evaluated without an appreciation of the complexity of the landscape. The Bay is known for its open expanses of water and small tidal marshes, rounded islands and wooded mountains, cottage communities and bustling cities. While the Region is unified by the presence of Penobscot Bay, it is in reality a vast panorama of startling contrasts and well defined places. The concept of Scenic Sub-Regions was developed in recognition of the diversity of Penobscot Bay. This concept allows it to be examined as a series of recognizable visual units, based upon common physical attributes, including landform, shoreline configuration, and settlement patterns. Eleven Sub-Regions have been identified:

- West Penobscot Bay
- Camden Hills
- Belfast Bay
- South Penobscot River
- Bagaduce River
- Cape Rosier
- Deer Isle
- Eggemoggin Reach
- Blue Hill Bay
- Union River Bay
- South Union River

The inventory of scenic areas is organized by Sub-Regions. The introduction to each sub-region contains a location map and description of its physical characteristics.

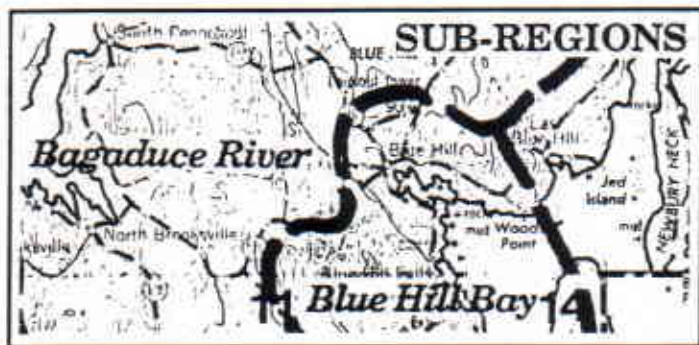
**Scenic Areas:** A Scenic Area is a place which exhibits a high degree of variety, harmony, and contrast among the basic visual elements, resulting in greater than normal visual quality. During the course of the desktop evaluation several hundred potential scenic areas were identified, based upon a review of landform, open land, shoreline configuration, special scenic features, and views to water. Following a series of field visits, which looked at landscape character, vegetation, and landscape composition, the list was winnowed down to the 92 sites which are described in the report. As a result of this process each of the sites was assigned a score, based upon a maximum of 100 points. The scores are considered a starting point in making a determination of relative importance for the Critical Areas Program. The areas that scored the highest (33 received a score greater than 70) are clearly of state-wide significance. A more detailed description of the recommendations can be found in the Results and Analysis chapter.

The concept of Distance Zones is important in examining scenery within an area. Foreground is the visible landscape within one quarter mile from the observer. At this range textures and gross details are easily discernible. Midground extends from the foreground to 3 miles from the observer. Textures, in the form of tree masses, islands, or flat expanses of water, combine in harmonious patterns to create scenes with vividness and unity. The elements in the midground range are often the most important in creating a scene of great visual interest. Background extends from the midground to infinity.

**Scenic Sub-Areas:** are the homogeneous layers of the landscape: the tidal marsh, the spruce woods at the edge of the bay, the collection of cottages, the sand beach. Their similarities strengthen their visual presence, while their individual differences enrich the texture of the landscape. These are the individual components that make up scenery as we understand it.

**Scenic Element:** The smallest unit of the landscape. Isolated features, such as the individual stone on a beach, the wildflower above a tidepool, or a solitary old cape hanging on to the edge of the cliff, create memorable images by themselves.

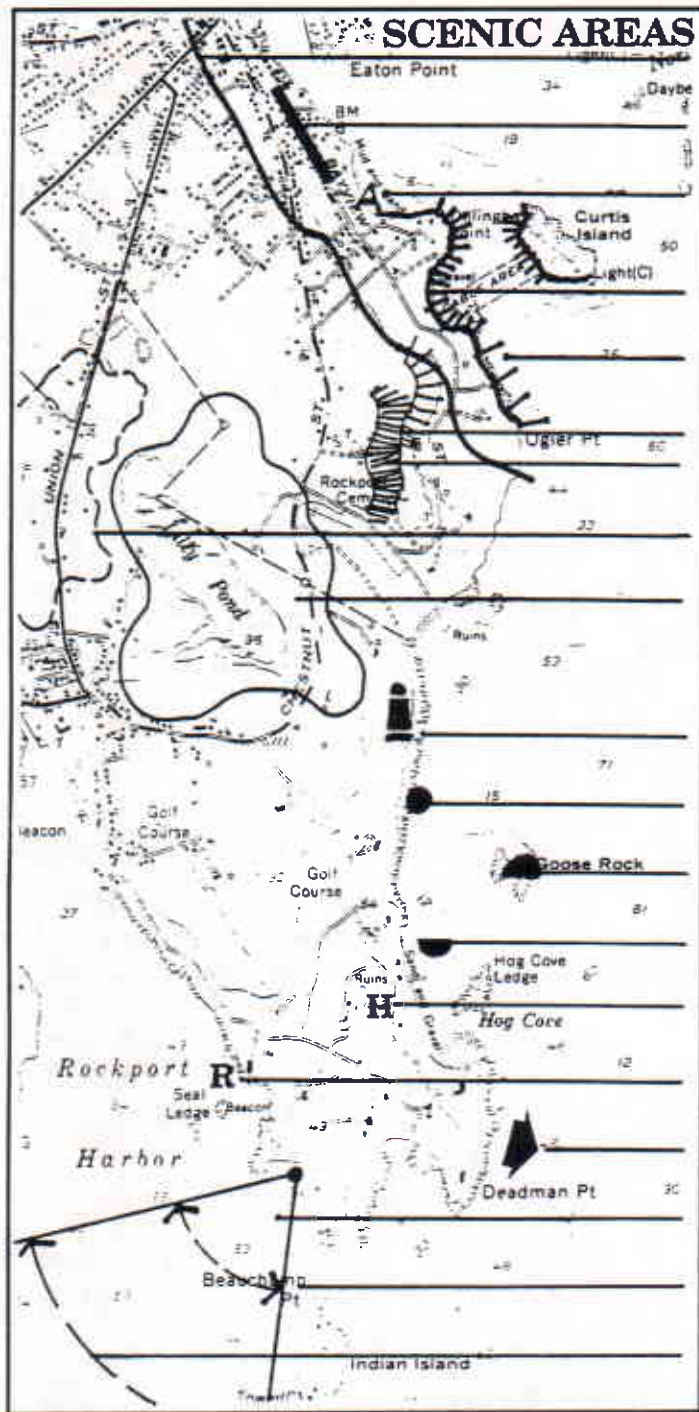
# FIGURE 3 KEY TO MAPS



**Sub-region Boundary**

**Location of Scenic Area**

**Topographic Map**



**Scenic Area Boundary**

**View from Public Road**

**Viewpoint**

**Shoreline Configuration  
1/4 mile**

**1/2 mile**

**Slopes > 25%**

**> 40%**

**Elevation over 300'**

**Open Space > 50 Acres**

**Scenic Features**

**Lighthouse**

**Beach**

**Island**

**Mooring**

**Historic**

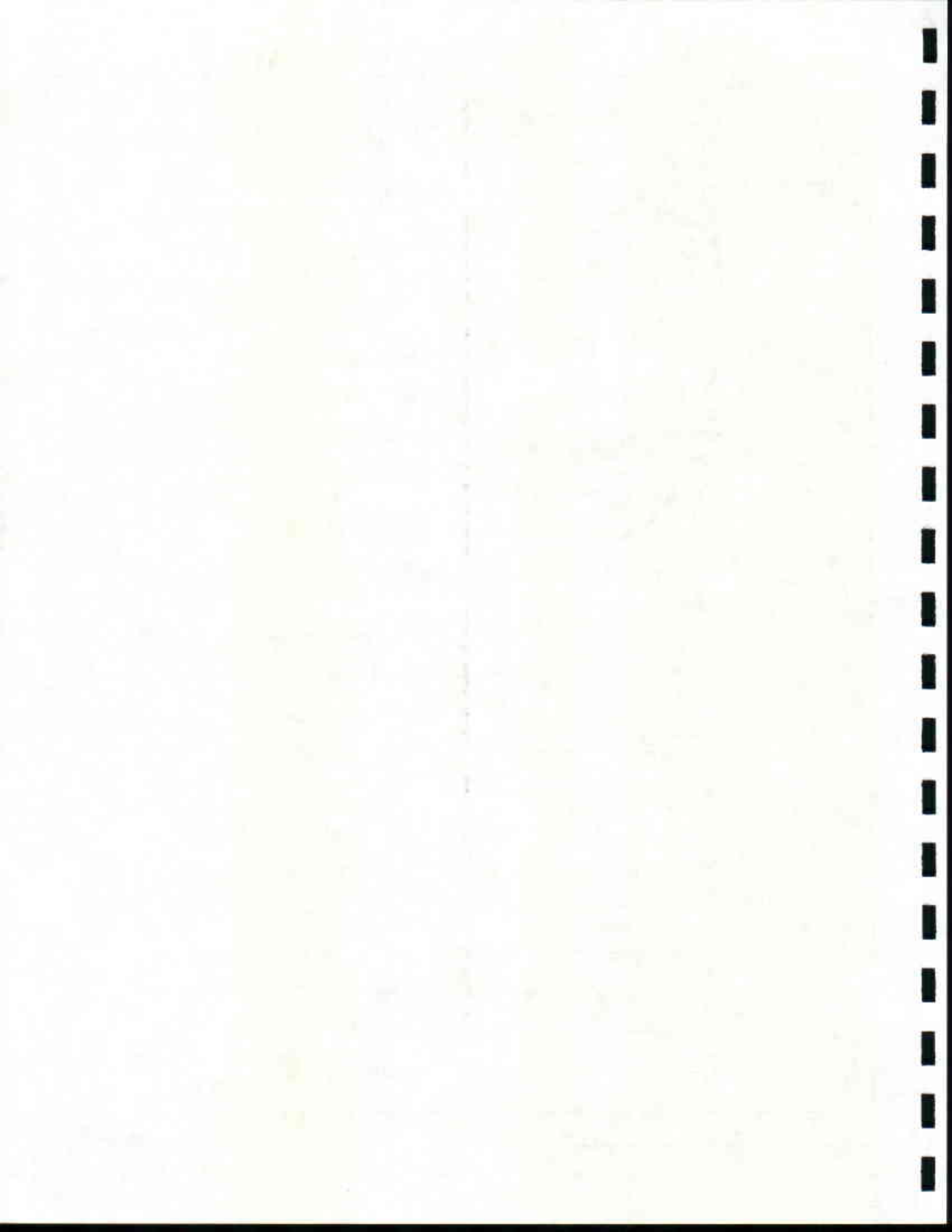
**Reversing Falls**

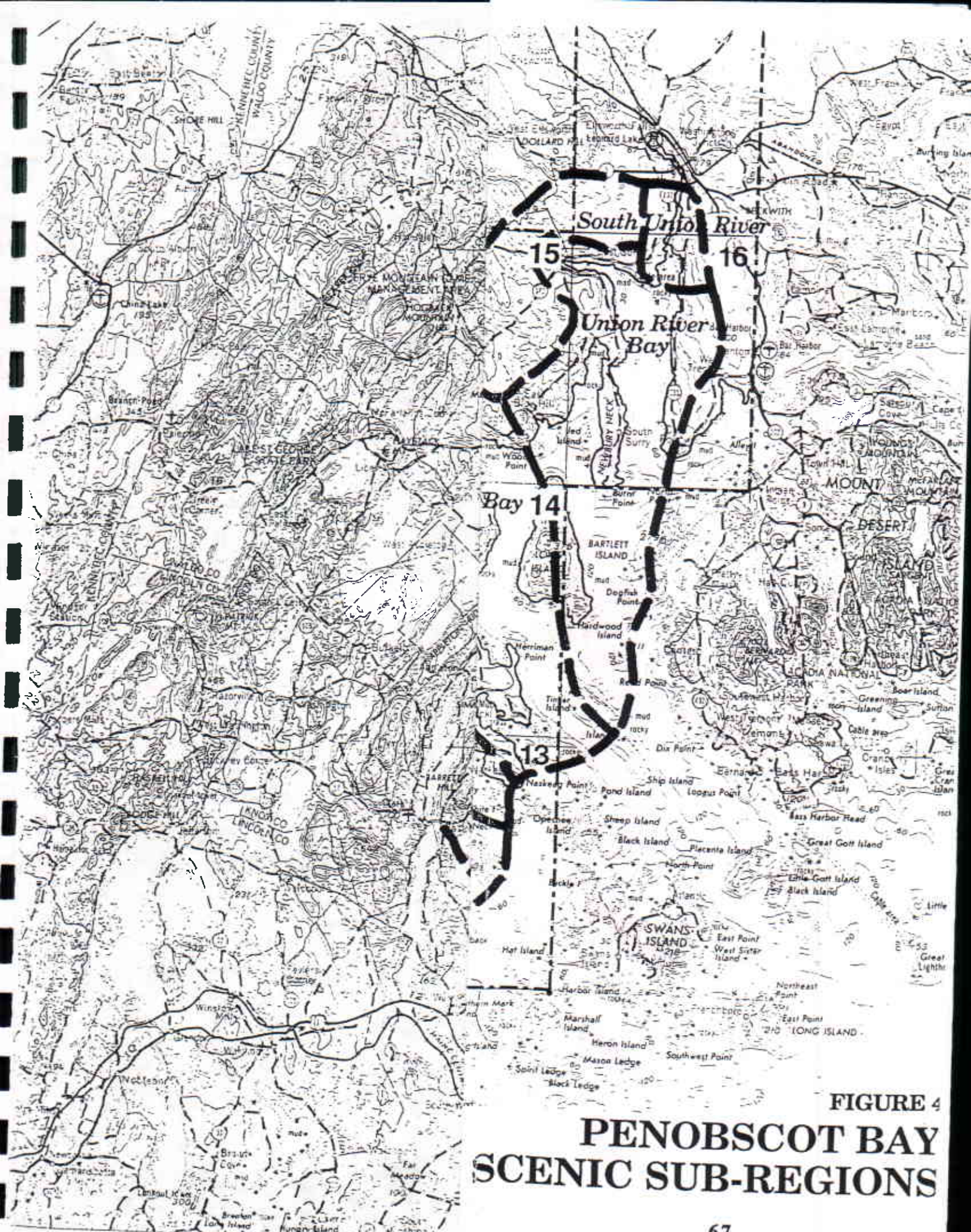
**Intermittent View**

**Angle of View**

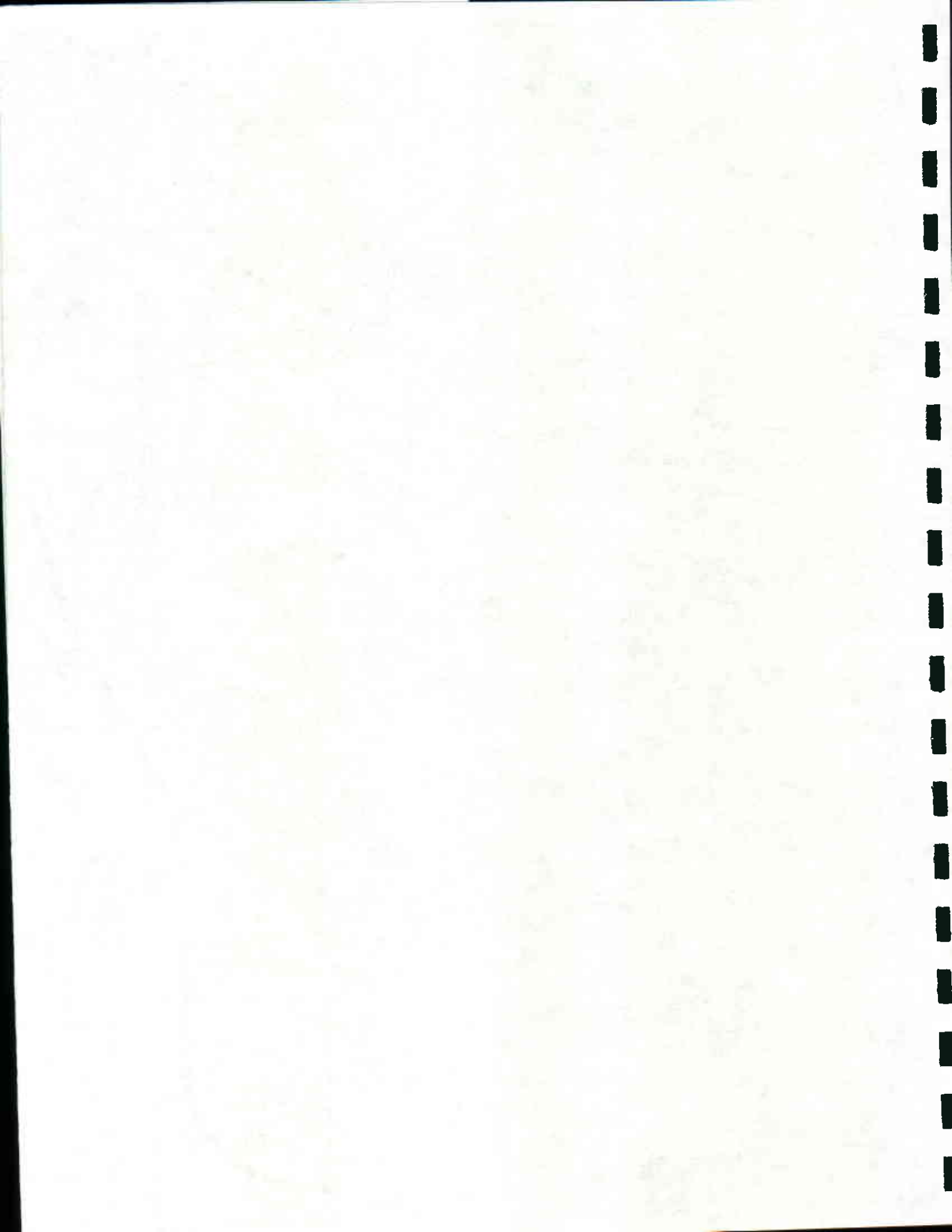
**One Mile Radius**

**Three Mile Radius**





**FIGURE 4**  
**PENOBSCOT BAY**  
**SCENIC SUB-REGIONS**

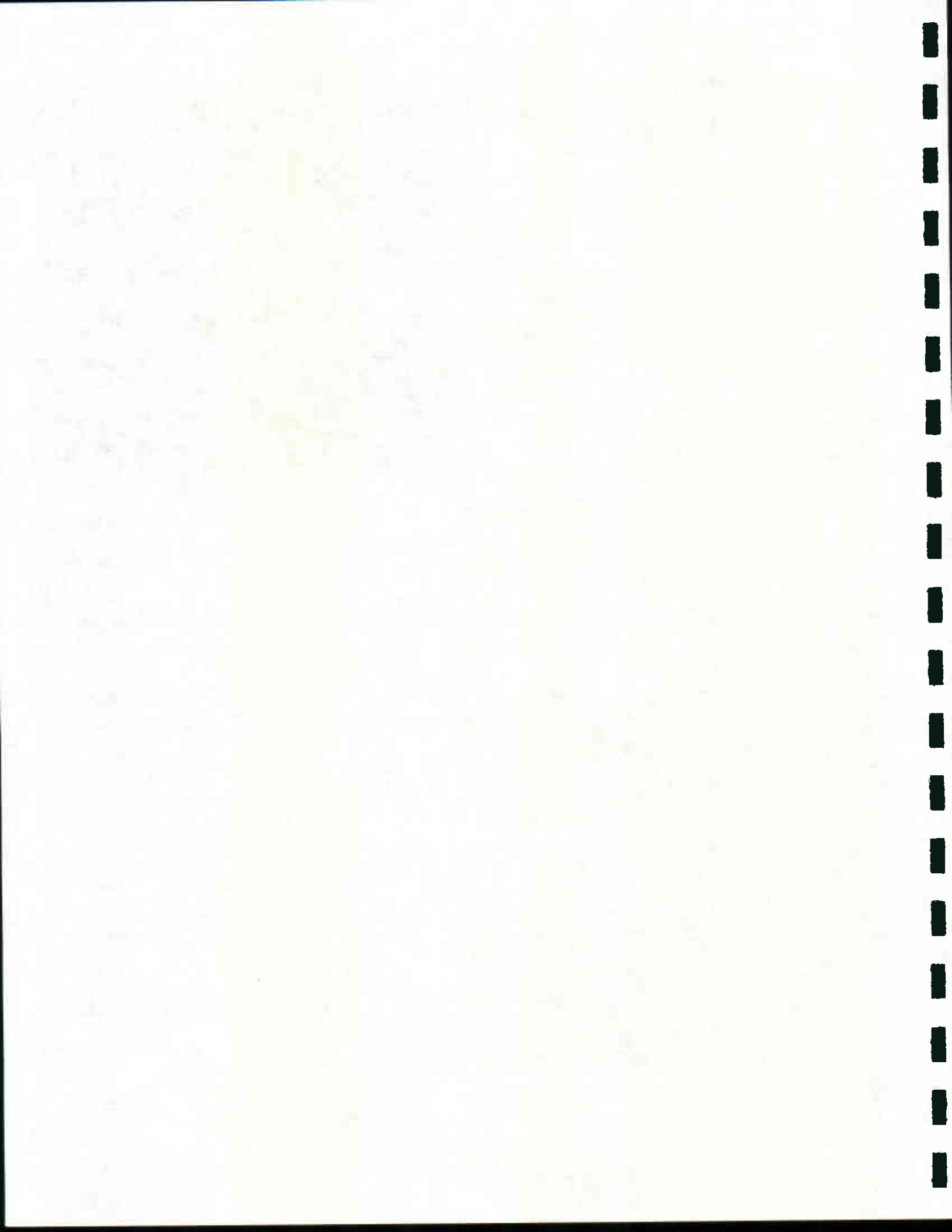




# WEST PENOBSCOT BAY



Ash Island  
Crockett Point  
Crescent Beach  
Owls Head Village  
Owls Head  
Ingraham Hill  
Rockland  
Jameson Point  
Clam Cove  
Rockport Harbor  
Rockport Golf Course  
Camden Harbor  
Camden Hills State Park



## Sub-Region Evaluation Form

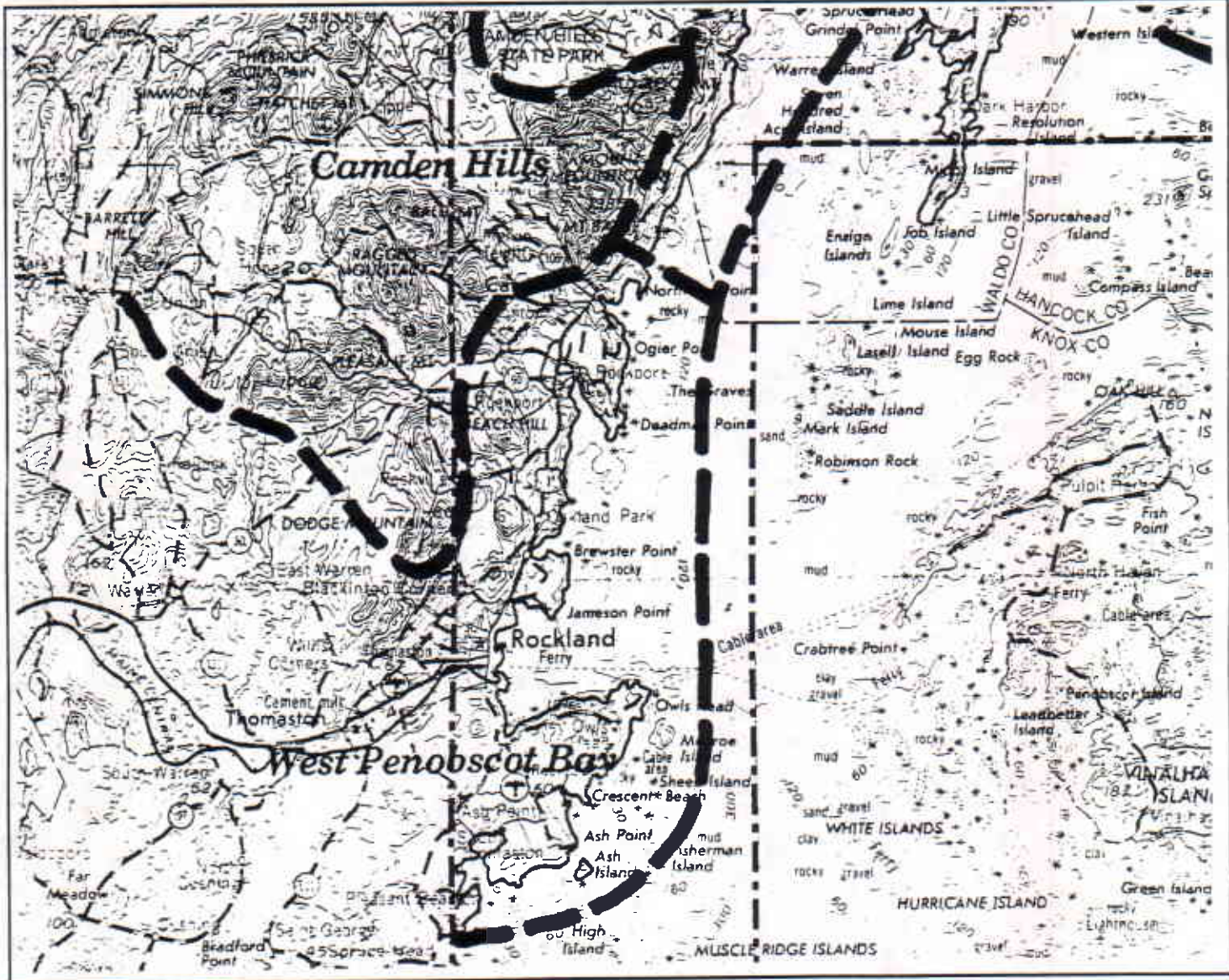
Sub-Region West Penobscot Bay Towns Owl's Head/Rockland/Rockport/Camden County Knox  
1989 Coastal Scenic Inventory  
Maine State Planning Office

### Sub-Region Description

West Penobscot Bay is characterized by a highly configured shoreline and many broad, semi-enclosed harbors, e.g. Rockland, Rockport, and Camden. The southwestern portion of Penobscot Bay has few islands immediately offshore, allowing the views to extend for 3-5 miles out to Vinalhaven. The proximity to Route One makes this subregion one of the most highly visible and easily accessible areas of the Bay. Public access opportunities are present throughout much of the subregion in the form of state parks, community parks, and walkways within the harbors. The harbors, lighthouses, points, and villages, are highly vivid images that are well known throughout the state.

### Scenic Areas

Ash Island (002-01)  
Crockett Point (003-01)  
Crescent Beach (004-01)  
Owls Head Village (005-01)  
Owls Head (006-01)  
Ingraham Hill (007-01)  
Rockland (008-01)  
Jameson Point (009-01)  
Clam Cove (001-02)  
Rockport Harbor (005-02)  
Rockport Golf Course (006-02)  
Camden Harbor (008-02)  
Camden Hills State Park (009-02)



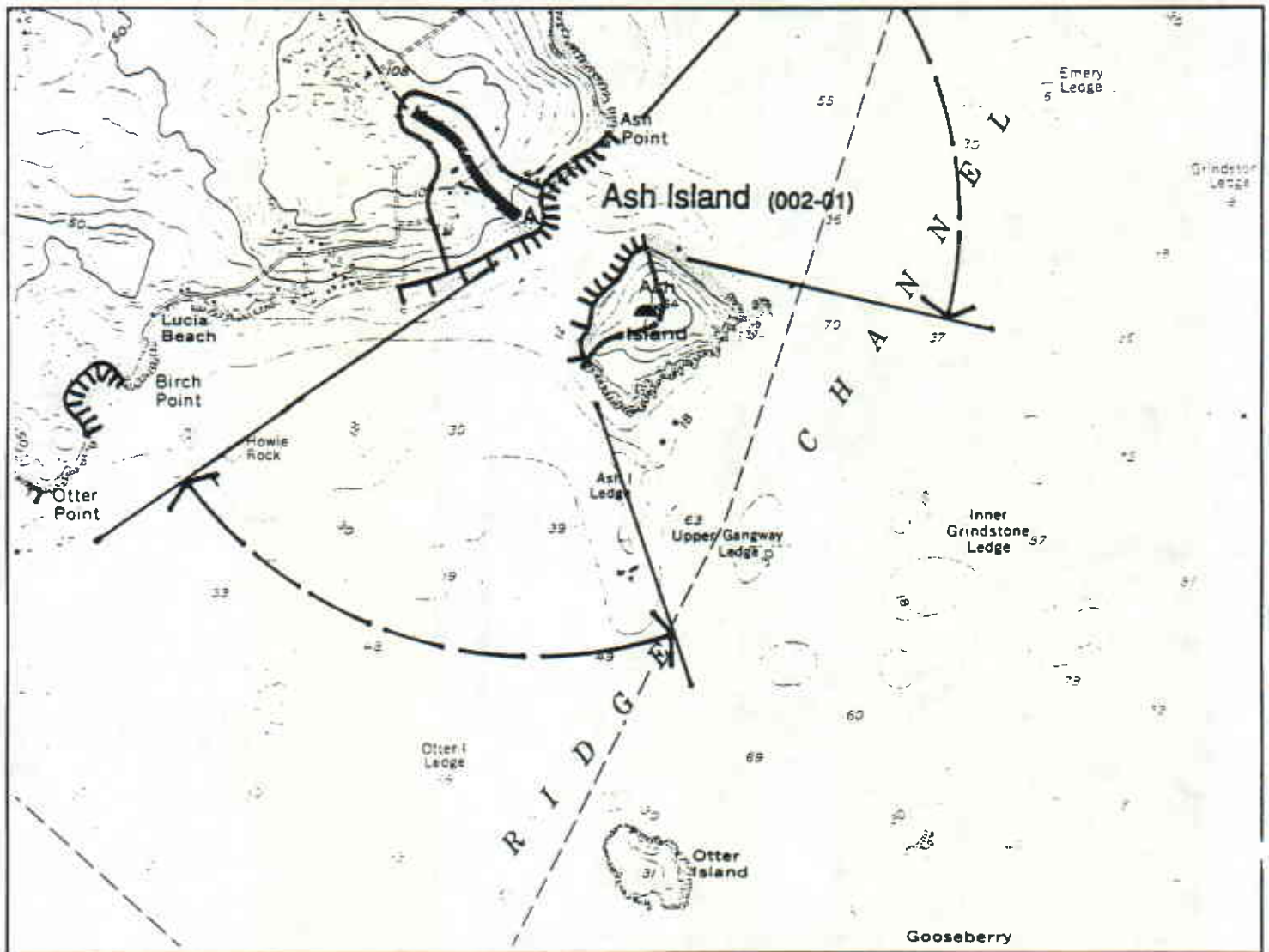
# Scenic Area Evaluation Form

Scenic Area Ash Island Code 002-01 Town(s) Owls Head County Knox  
 1989 Coastal Scenic Inventory Maine State Planning Office

ST	S	IP	Special Interest/Score/Indicators Present
			1.Landform Topography____Slope____
	6	X	2.Open Land
			3.Shoreline Configuration
X	9	X	4.Scenic Features (Ash Island/Beach)
X	27		5.Scenic Quality of Water
			Duration of View 9
			Type of Water 12
			Quality of Horizon 6
	42	3	<b>Desktop Subtotal</b>
	9		6.Landscape Character
			Land Use 3
			Roadside Characteristics 3
			Settlement Characteristics 3
	6		7.Vegetation
X	9		8.Composition & Effect
	66		<b>Total Score</b>
3			<b>Special Interest</b>

**Viewshed Description** Natural area with fairly recent residential development, public access to coarse stone beach . Neighborhood streets run perpendicular to the water providing views and access. Foreground includes residential structures and associated manicured landscape, beach, and spruce forest. Midground includes narrows and Ash Island. Background views are to open ocean and distant Muscle Ridge Islands. Well kept landscape in relatively private neighborhood with spectacular open ocean views.

**Viewshed Management Recommendations** Provide continued, limited public access while protecting semi-private character of neighborhood. Maintain forest cover on the ridgeline of Ash Island.



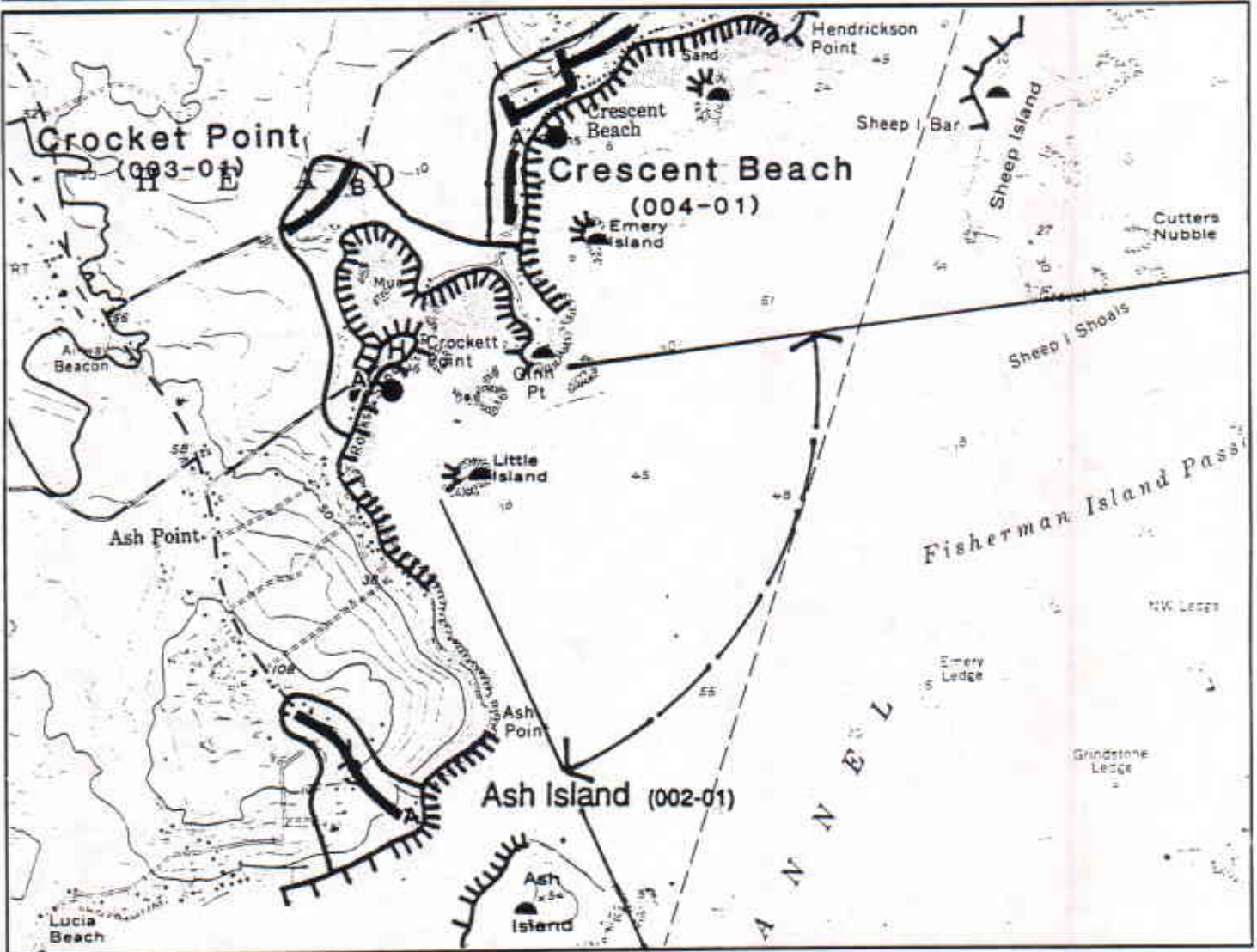
# Scenic Area Evaluation Form

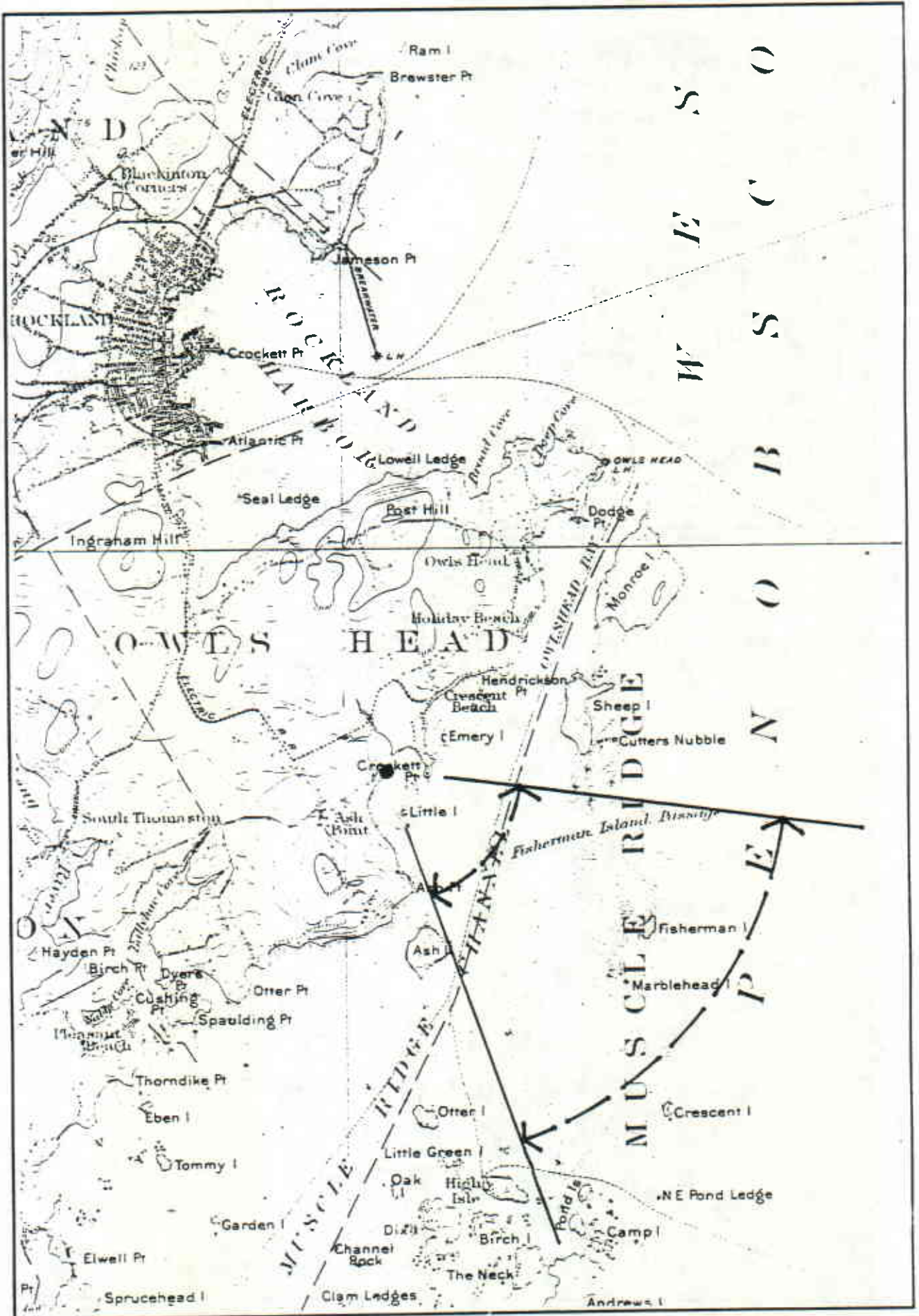
Scenic Area **Crockett Point** Code **003-01** Town(s) **Owls Head County Knox**  
 1989 Coastal Scenic Inventory Maine State Planning Office

SI	S	IP	Special Interest/Score/Indicators Present
			1.Landform Topography ___ Slope ___
			2.Open Land
	6	X	3.Shoreline Configuration
X	9	X	4.Scenic Features (Beach/Islands)
X	27		5.Scenic Quality of Water
			Duration of View 9
			Type of Water 12
			Quality of Horizon 6
	42	3	<b>Desktop Subtotal</b>
	14		6.Landscape Character
			Land Use 7
			Roadside Characteristics 1
			Settlement Characteristics 6
	9		7.Vegetation
	9		8.Composition & Effect
	74		<b>Total Score</b>
2			<b>Special Interest</b>

**Viewshed Description** Natural area with substantial residential development. Area includes salt marsh, historic and recent architecture, stone beach, and small mooring area. A one lane access road and a town road provide views and access to the beach and parking. Foreground elements include structures, salt marsh, parking, stone beach, the opposite shoreline and the waters of Fisherman Island Passage. Midground elements include small islands and the waters of Fisherman Island Passage with background views to open ocean with Muscle Ridge Islands on the horizon. The general landscape condition is fair to very good.

**Viewshed Management Recommendations** Define parking at the beach area.





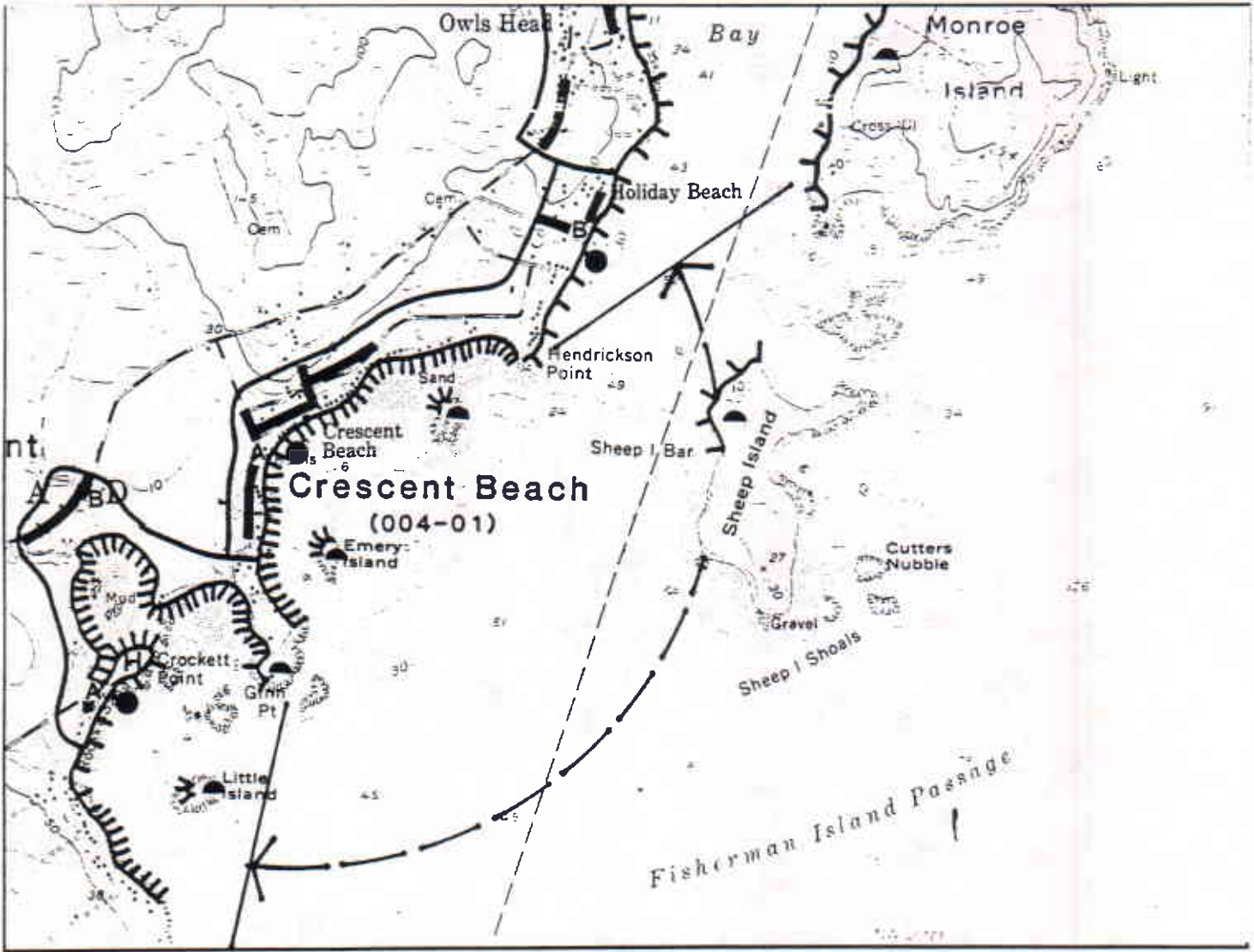
# Scenic Area Evaluation Form

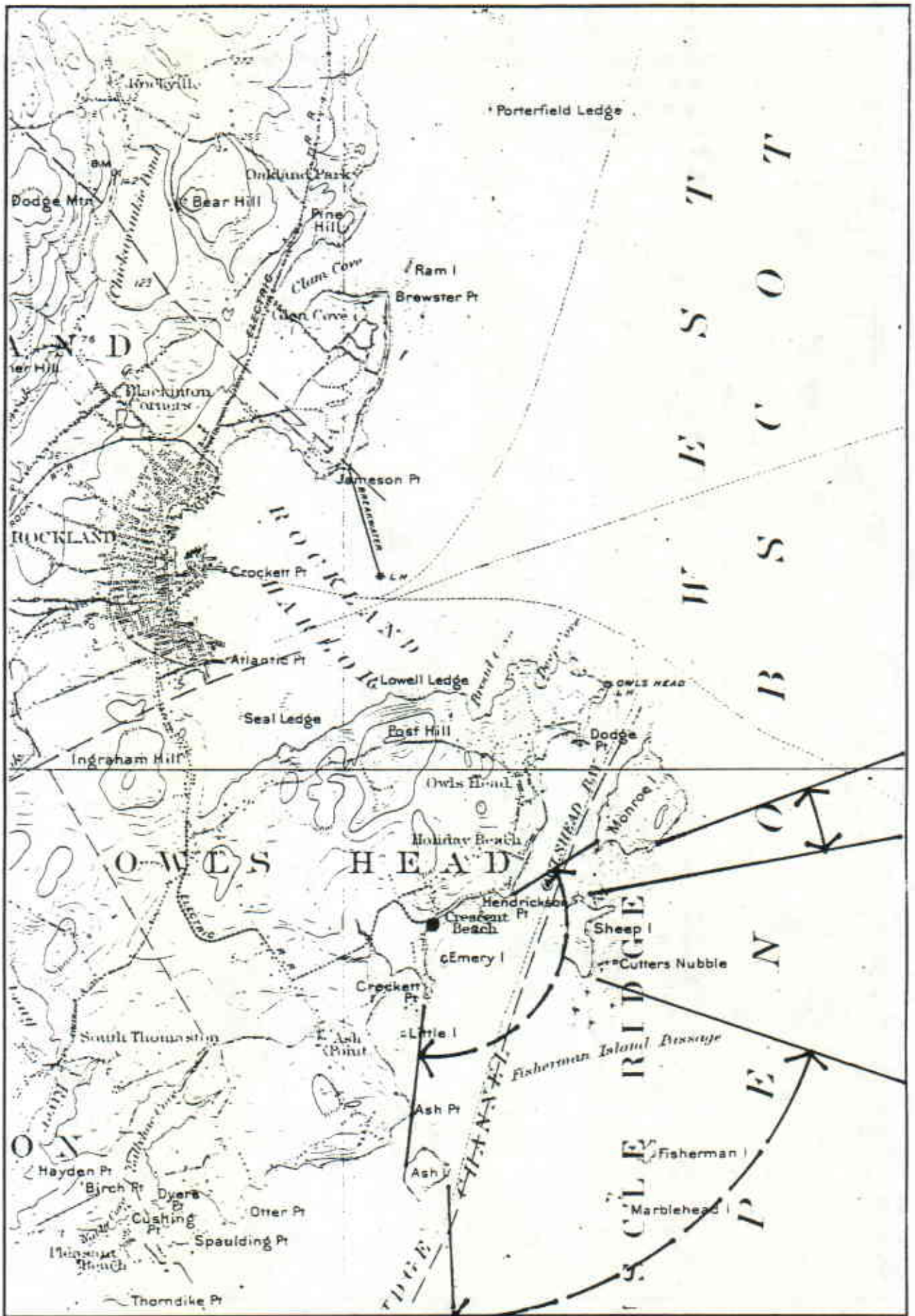
Scenic Area **Crescent Beach** Code **004-01** Town(s) **Owls Head** County **Knox**  
 1989 Coastal Scenic Inventory Maine State Planning Office

SI	IS	IP	Special Interest/Score/Indicators Present
			1.Landform Topography ___ Slope ___
			2.Open Land
	6	X	3.Shoreline Configuration
X	9	X	4.Scenic Features (Islands, harbor, beach)
	27		5.Scenic Quality of Water
			Duration of View 7
			Type of Water 9
			Quality of Horizon 6
	39	3	<b>Desktop Subtotal</b>
	14		6.Landscape Character
			Land Use 5
			Roadside Characteristics 3
			Settlement Characteristics 6
	6		7.Vegetation
	9		8.Composition & Effect
	68		<b>Total Score</b>
1			<b>Special Interest</b>

**Viewshed Description** Seaside cottage community on long stretch of stone beach. Local roads run parallel and perpendicular to the shore with two roads ending at the beach. Foreground is comprised of structures, lawns, stone beach, moorings, and small islands. Midground includes Sheep Island and the waters of Fisherman Island Passage. Background views are to the open ocean with the Muscle Shoals Islands on the horizon. General condition of the landscape is good to very good with a consistent architectural theme unifying the area.

**Viewshed Management Recommendations** Improve and define beach access parking.







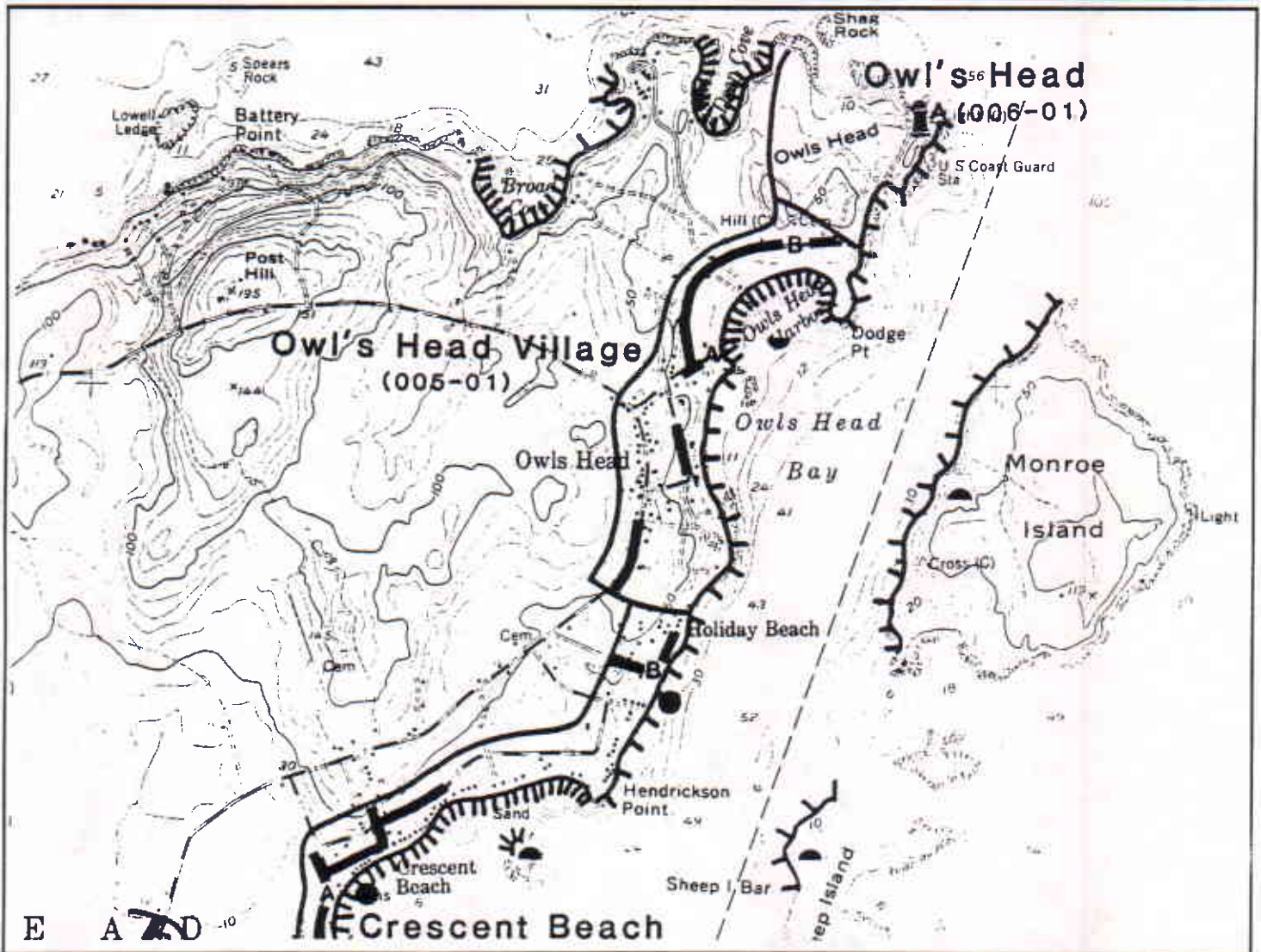
# Scenic Area Evaluation Form

Scenic Area Owls Head Village Code 005-01 Town(s) Owls Head County Knox  
 1989 Coastal Scenic Inventory Maine State Planning Office

SI	S	IP	Special Interest/Score/Indicators Present
			1.Landform Topography ___ Slope ___
	3	X	2.Open Land
	6	X	3.Shoreline Configuration
	9	X	4.Scenic Features
	27		5.Scenic Quality of Water
			Duration of View 9
			Type of Water 12
			Quality of Horizon 6
	45	4	Desktop Subtotal
	11		6.Landscape Character
			Land Use 7
			Roadside Characteristics 1
			Settlement Characteristics 3
	3		7.Vegetation
	9		8.Composition & Effect
	68		Total Score
			Special Interest

**Viewshed Description** Small scaled coastal village in a relatively flat landscape, oriented toward the waters of Owls Head Bay. Long open vistas to the water and Monroe Island, immediately offshore, dominate the view from most of the village. Extensive fields reach to the waters edge. A well ordered settlement with a variety of lands uses, knit together by a balance of open spaces, vistas, local roads, and compatible building types.

**Viewshed Management Recommendations** Maintain the open fields through a combination of protective covenants and ordinances that encourage open space preservation. Protect westerly side of Monroe Island that is within viewshed of village.



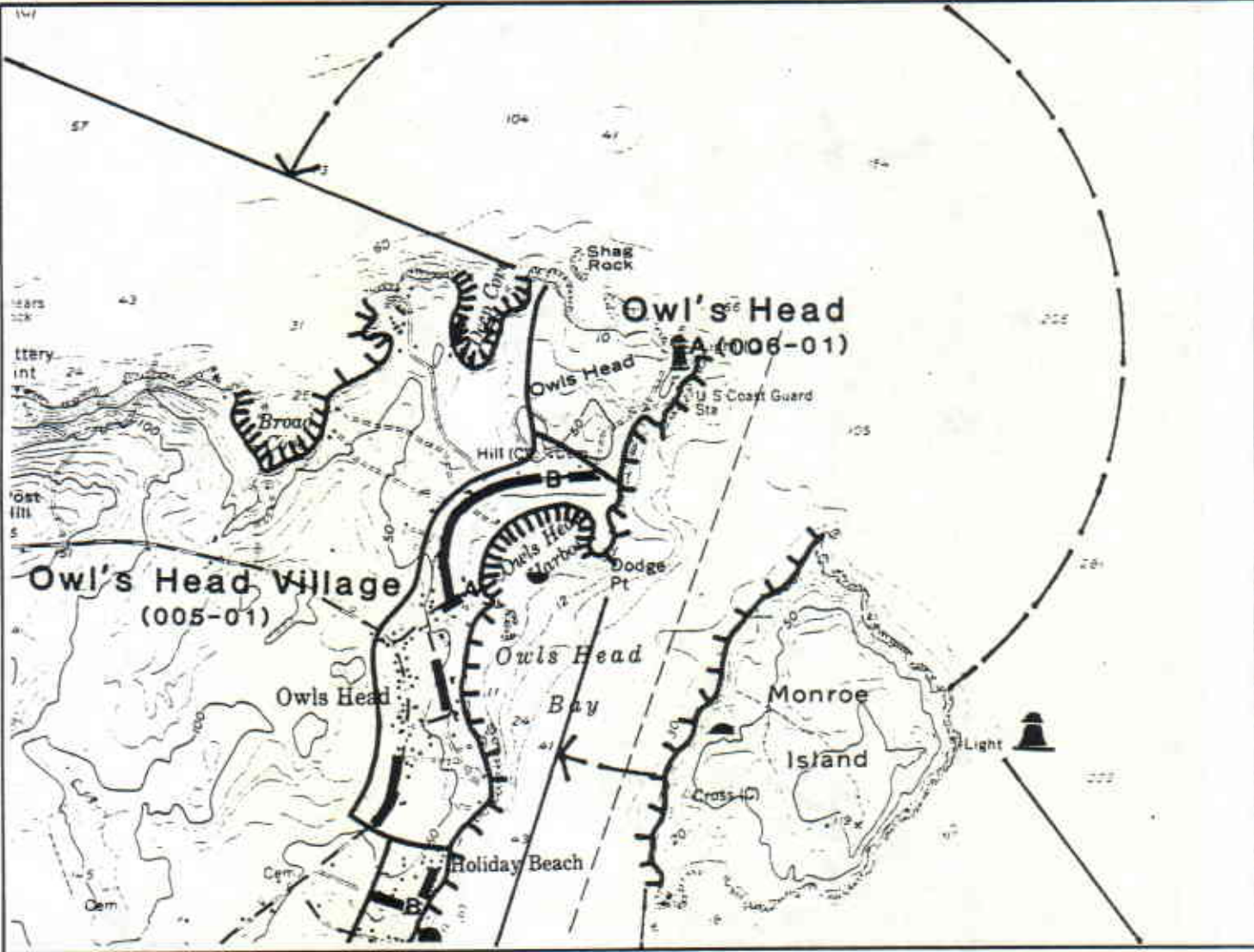
# Scenic Area Evaluation Form

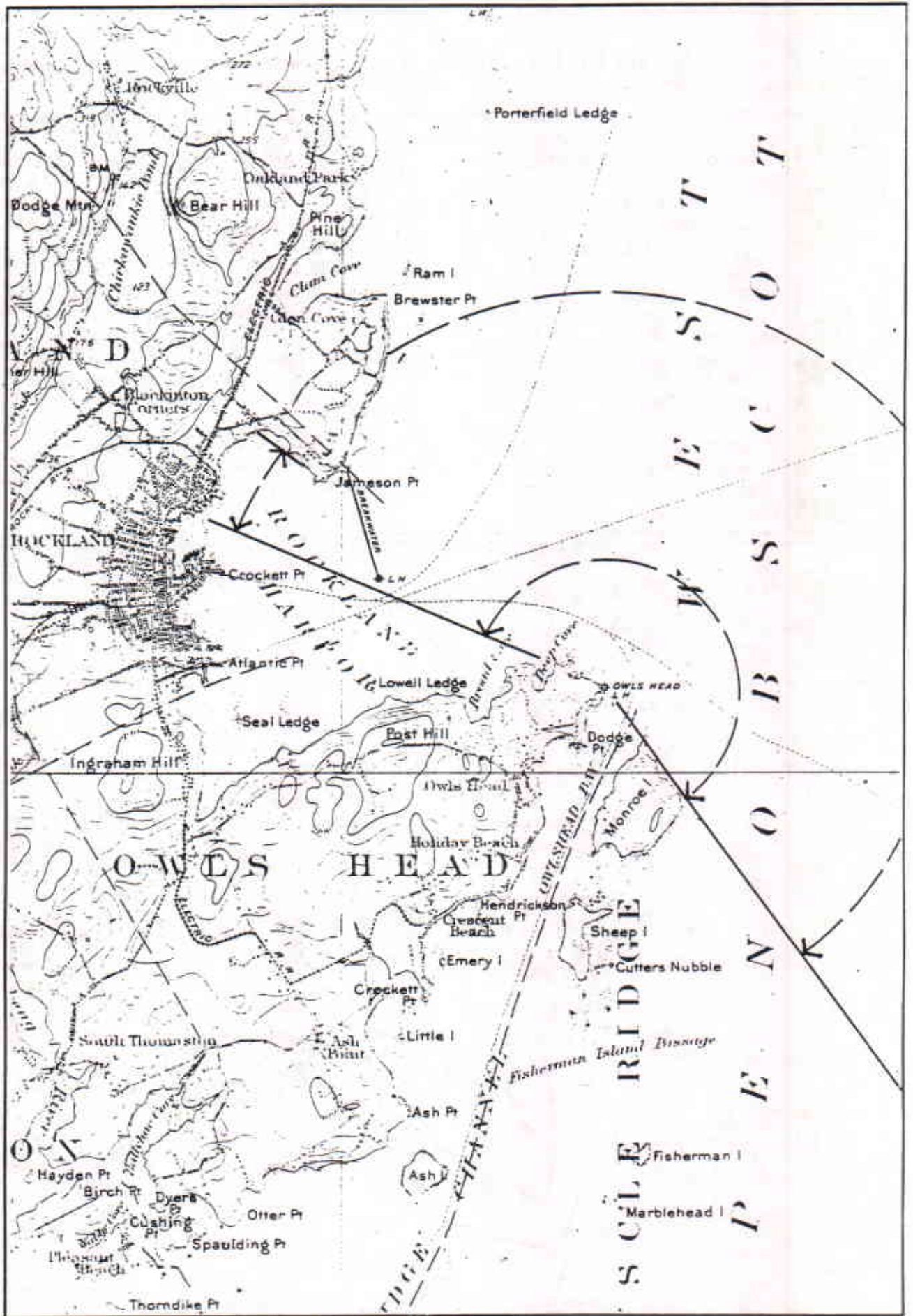
Scenic Area Owls Head Code 006-01 Town(s) Owls Head County Knox  
 1989 Coastal Scenic Inventory Maine State Planning Office

SI	S	IP	Special Interest/Score/Indicators Present
	3	X	1.Landform Topography___Slope 3
			2.Open Land
	3	X	3.Shoreline Configuration
	9	X	4.Scenic Features
X	27		5.Scenic Quality of Water
			Duration of View 9
			Type of Water 12
			Quality of Horizon 6
	42	3	Desktop Subtotal
X	22		6.Landscape Character
			Land Use 7
			Roadside Characteristics 6
			Settlement Characteristics 9
	9		7.Vegetation
X	9		8.Composition & Effect
	82		Total Score
3			Special Interest

**Viewshed Description** A highly diverse, rich landscape, featuring a bold, rocky coastline with steep topography, a sand beach, and a variety of viewing opportunities. A narrow tree lined road terminates at the Owls Head Light, a well kept, popular lookout point. High levels of contrast between open fields and dense evergreen forest; developed landscape and the open ocean; pounding surf and a pounded shoreline. The view extends westerly to Vinalhaven and North Haven. One of the most vivid and memorable landscapes in Penobscot Bay.

**Viewshed Management Recommendations** Continued high level of maintenance along public access routes to the light. Protective covenants within the viewshed. Strict limitations on development activities to minimize visual impacts on the point.





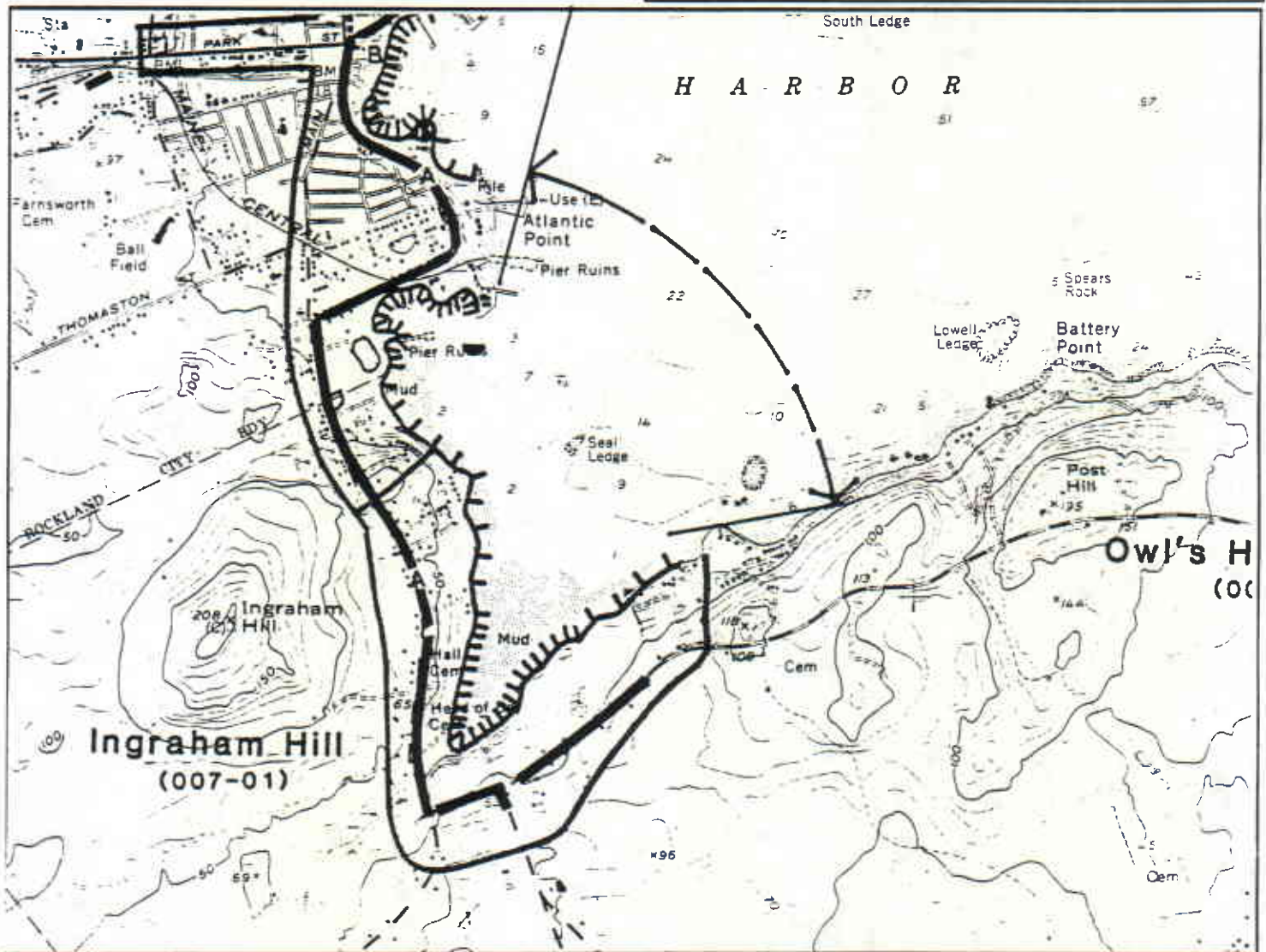
# Scenic Area Evaluation Form

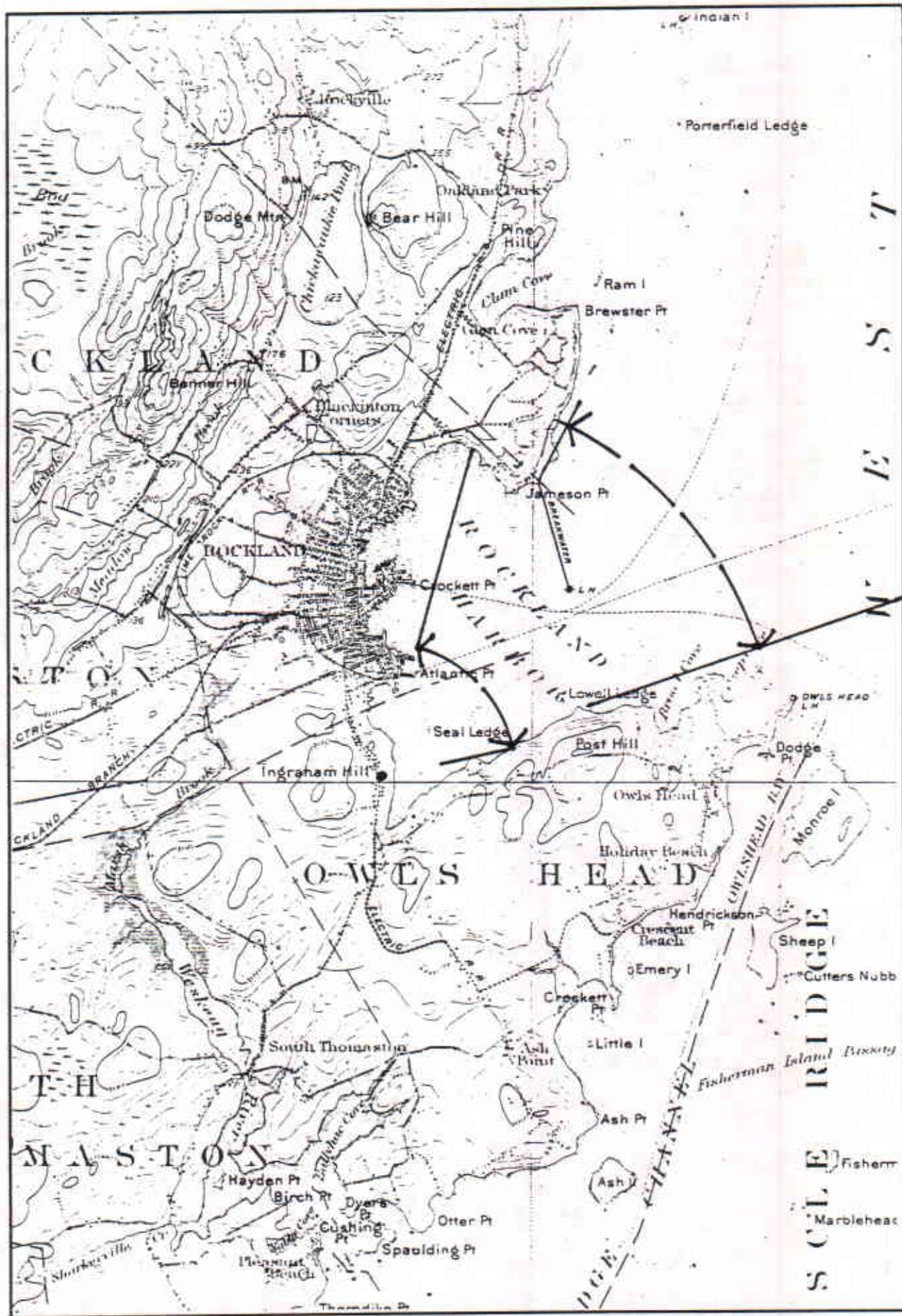
Scenic Area **Ingraham Hill** Code **007-01** Town(s) **Owls Head** County **Knox**  
 1989 Coastal Scenic Inventory  
 Maine State Planning Office

SI	S	IP	Special Interest/Score/Indicators Present
			1.Landform Topography___Slope___
	4	X	2.Open Land
	6	X	3.Shoreline Configuration
	6	X	4.Scenic Features
	27		5.Scenic Quality of Water
			Duration of View 6
			Type of Water 12
			Quality of Horizon 9
	43	4	6.Desktop Subtotal
	9		6.Landscape Character
			Land Use 5
			Roadside Characteristics 1
			Settlement Characteristics 3
	3		7.Vegetation
	3		8.Composition & Effect
	58		Total Score
			Special Interest

**Viewshed Description** Rural area with substantial residential and limited commercial development. Mix of recent and historic architecture. Filtered views of the water are seen between structures and vegetation from the State highway. Foreground elements include meadows, manicured landscape, structures, overgrown fields, and the waters of Rockland Harbor. Midground includes the waters of Rockland Harbor, the opposite shoreline, and lighthouse/breakwater. Background views are to the waters of Penobscot Bay with distant islands and hills on the horizon. The general landscape condition is fair to good. Several recent structures and landscape elements screen views.

**Viewshed Management Recommendations**  
 Continued maintenance.





E S T

S O L I D R I D G E  
F i s h e r m  
M a r b l e h e a d

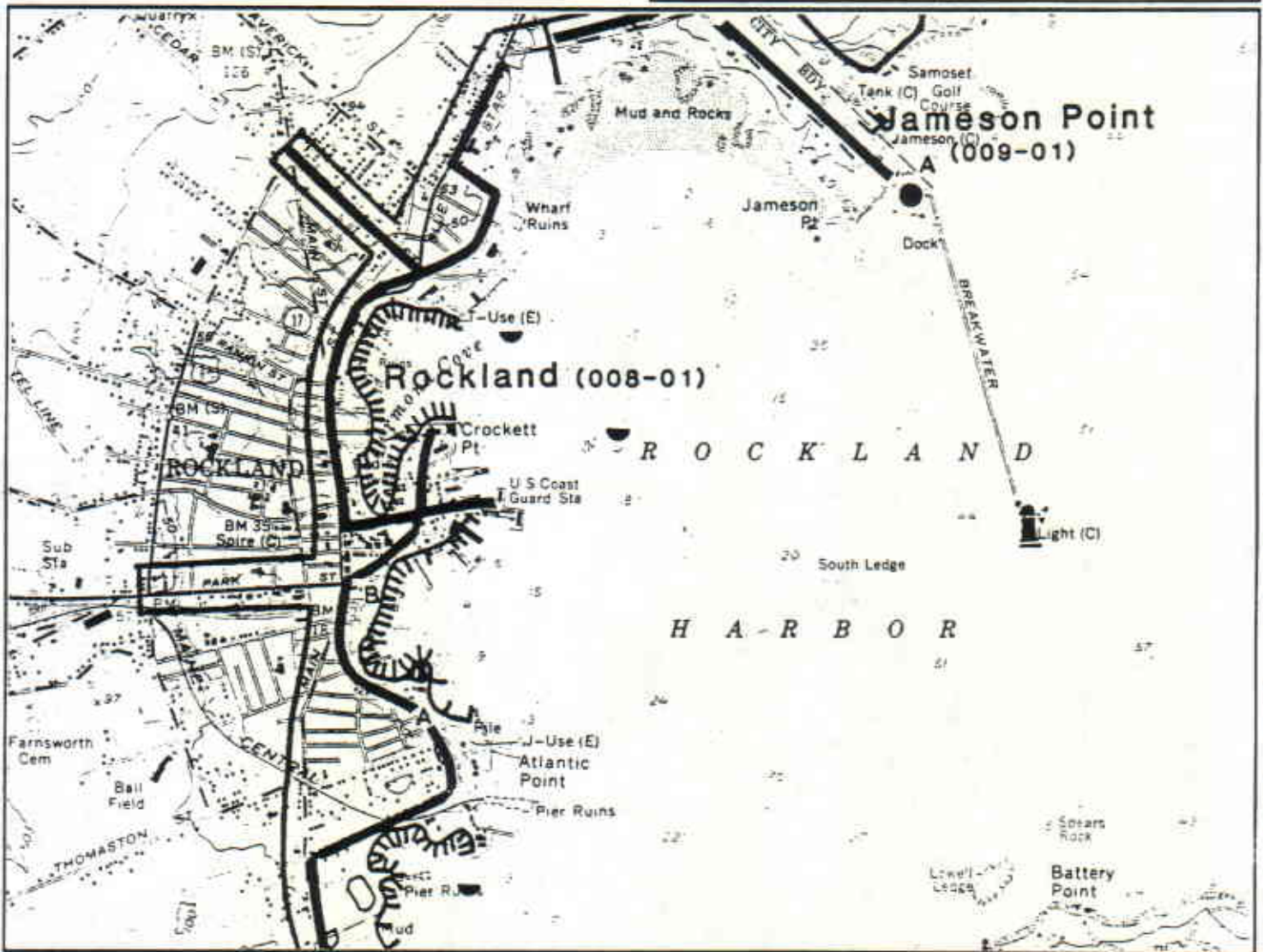
# Scenic Area Evaluation Form

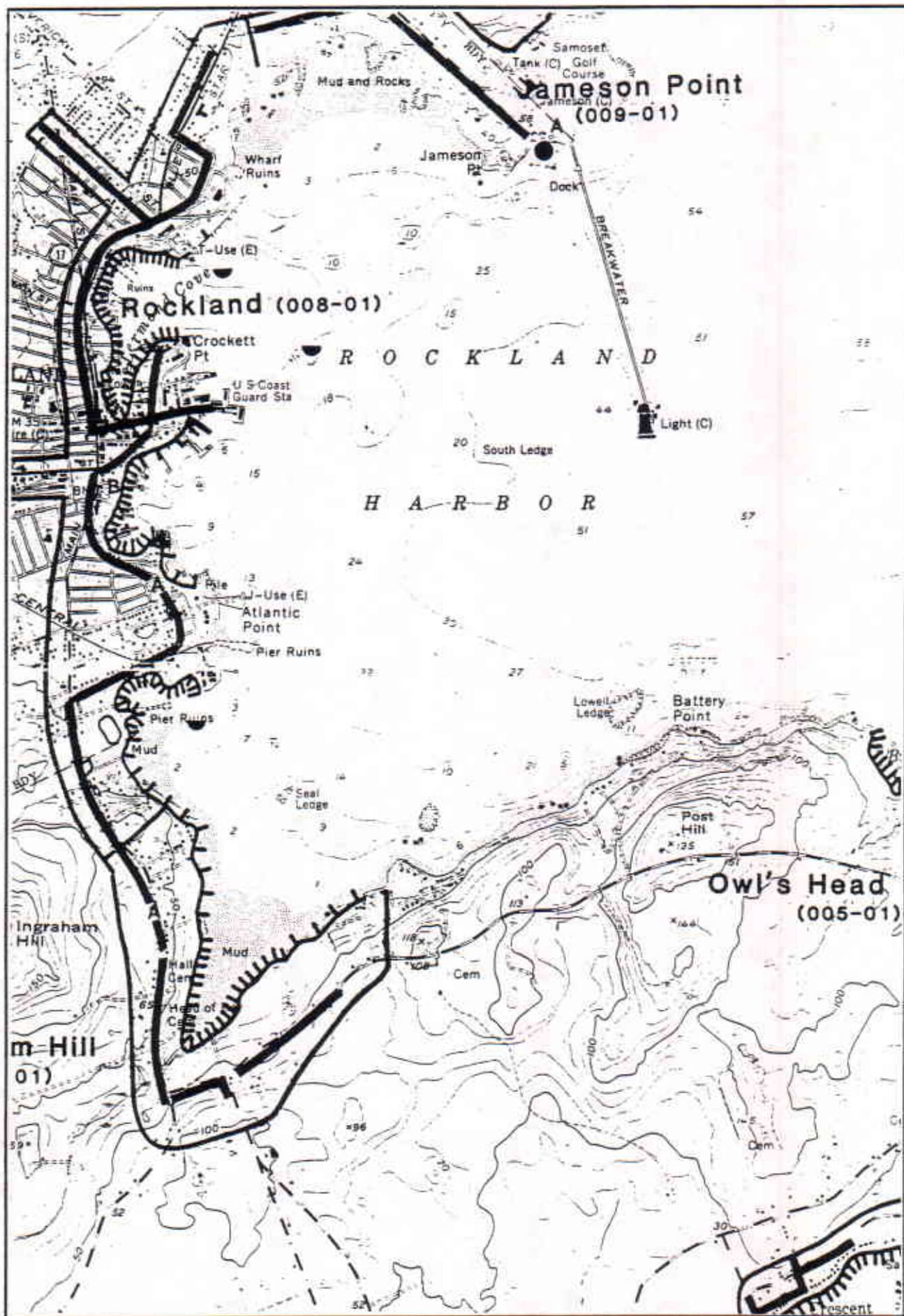
Scenic Area **Rockland** Code **008-01** Town(s) **Rockland County Knox**  
 1989 Coastal Scenic Inventory Maine State Planning Office

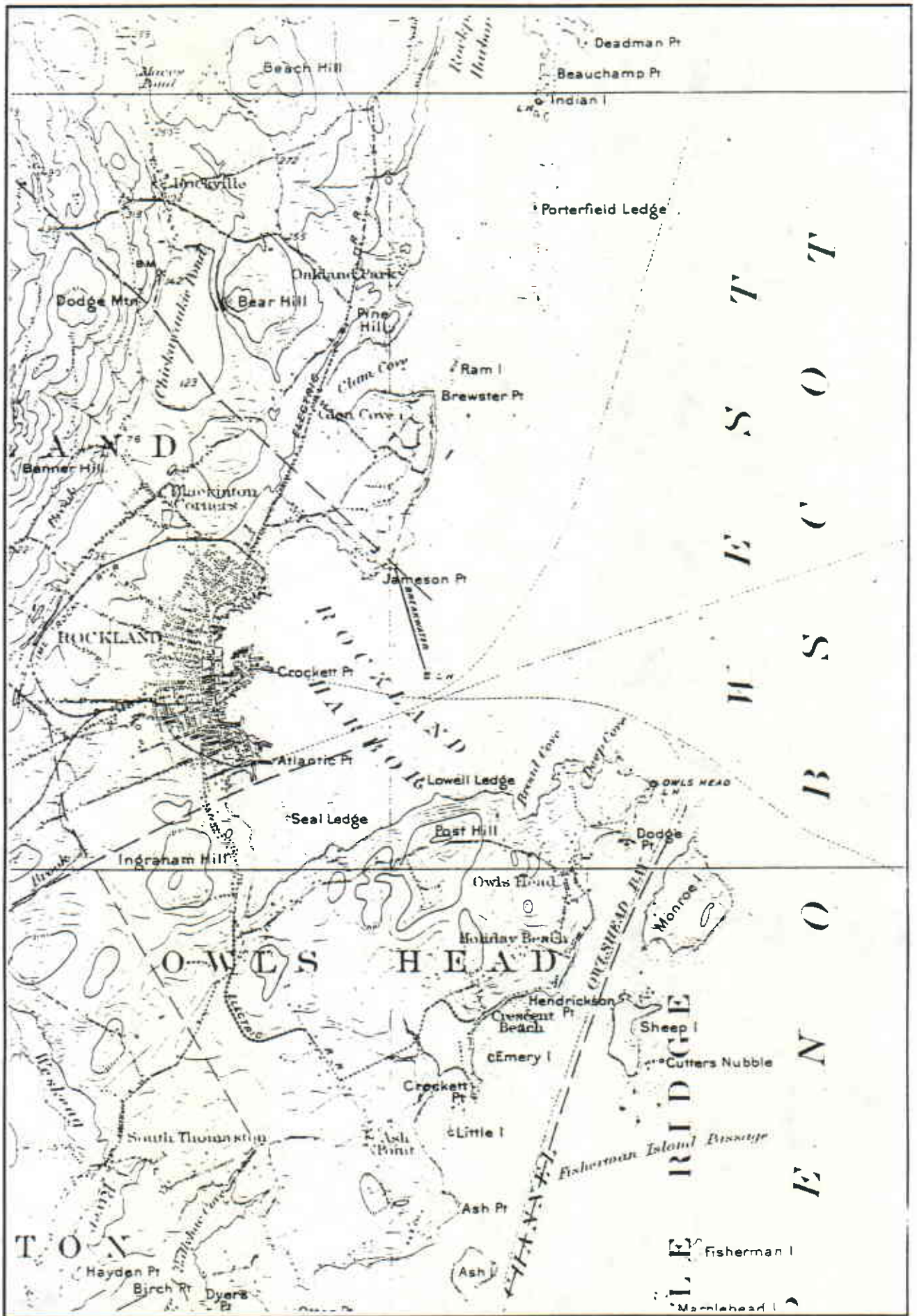
ST	S	IP	Special Interest/Score/Indicators Present
			1.Landform Topography___Slope___
			2.Open Land
	6	X	3.Shoreline Configuration
X	9	X	4.Scenic Features
	27		5.Scenic Quality of Water
			Duration of View 9
			Type of Water 12
			Quality of Horizon 6
	42	3	Desktop Subtotal
	9		6.Landscape Character
			Land Use 5
			Roadside Characteristics 1
			Settlement Characteristics 3
	3		7.Vegetation
	6		8.Composition & Effect
	60		<b>Total Score</b>
1			<b>Special Interest</b>

**Viewshed Description** A hard-working fishing harbor that accommodates a wide range of commercial, residential, and open space uses. Waterfront parks provide direct contact with the various activities in the harbor. The foreground include parks, parking lots, structures, wharfs, mooring areas, and the waters of Rockland Harbor. The more distant views include Rockland Harbor and Penobscot Bay, the breakwater, two lighthouses, mooring area, and the opposite shoreline. The overall landscape condition is fair to good. The waterfront has a cluttered appearance, typical of Maine's larger commercial ports.

**Viewshed Management Recommendations**  
 Develop performance standards for the eventual development/redevelopment of waterfront parcels, focussing on maintenance of visual access to waterfront areas and bulk and space requirements.









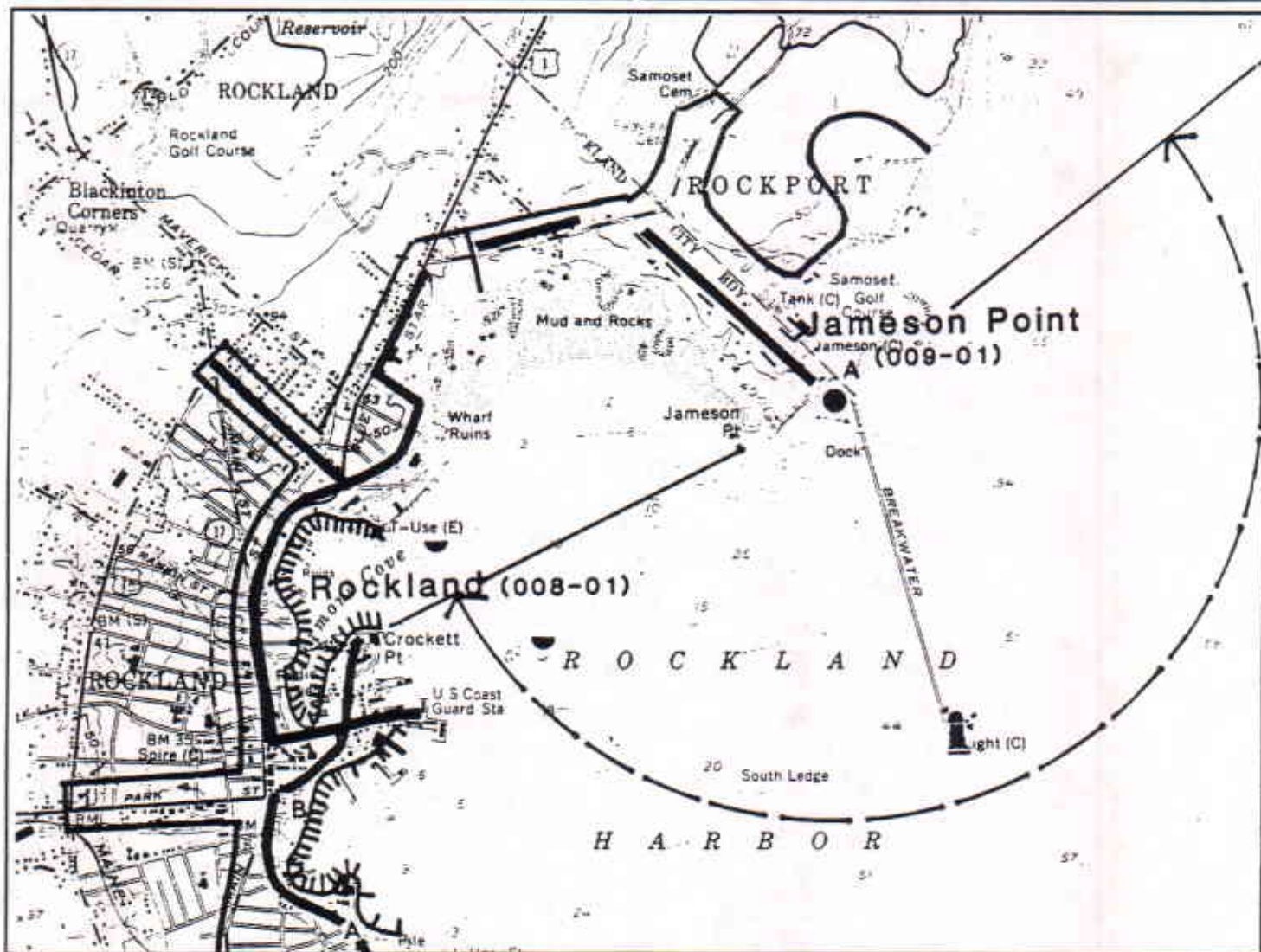
# Scenic Area Evaluation Form

Scenic Area **Jameson Point** Code **009-01** Town(s) **Rockland/Rockport** County **Knox**  
 1989 Coastal Scenic Inventory Maine State Planning Office

SI	S	IP	Special Interest/Score/Indicators Present
			1.Landform Topography <u>    </u> Slope <u>    </u>
			2.Open Land
	6	X	3.Shoreline Configuration
X	9	X	4.Scenic Features (Breakwall/Lighthouse)
X	27		5.Scenic Quality of Water
			Duration of View 9
			Type of Water 12
			Quality of Horizon 6
	42	3	<b>Desktop Subtotal</b>
	14		6.Landscape Character
			Land Use 7
			Roadside Characteristics 1
			Settlement Characteristics 6
	6		7.Vegetation
X	9		8.Composition & Effect
	71		<b>Total Score</b>
3			<b>Special Interest</b>

**Viewshed Description** A residential edge to the City of Rockland. A granite breakwater reaches out into Rockland Harbor and terminates at a well-known lighthouse. The local streets provide filtered views between residential structures and vegetation and ends at a parking lot which provides pedestrian access to the breakwater. Foreground elements include golf course, Samoset resort, residences, parking, mature oak, granite and stone beach shore, breakwater, lighthouse, and Rockland Harbor. Midground includes Rockland Harbor and Penobscot Bay, Rockland skyline and harbor, Owl's Head Lighthouse, and mature spruce on the opposite shoreline. Background views are to Penobscot Bay, distant islands on the horizon, and spruce-covered hilltops. General landscape condition is very good.

**Viewshed Management Recommendations** Define breakwater parking and walkway to breakwater.





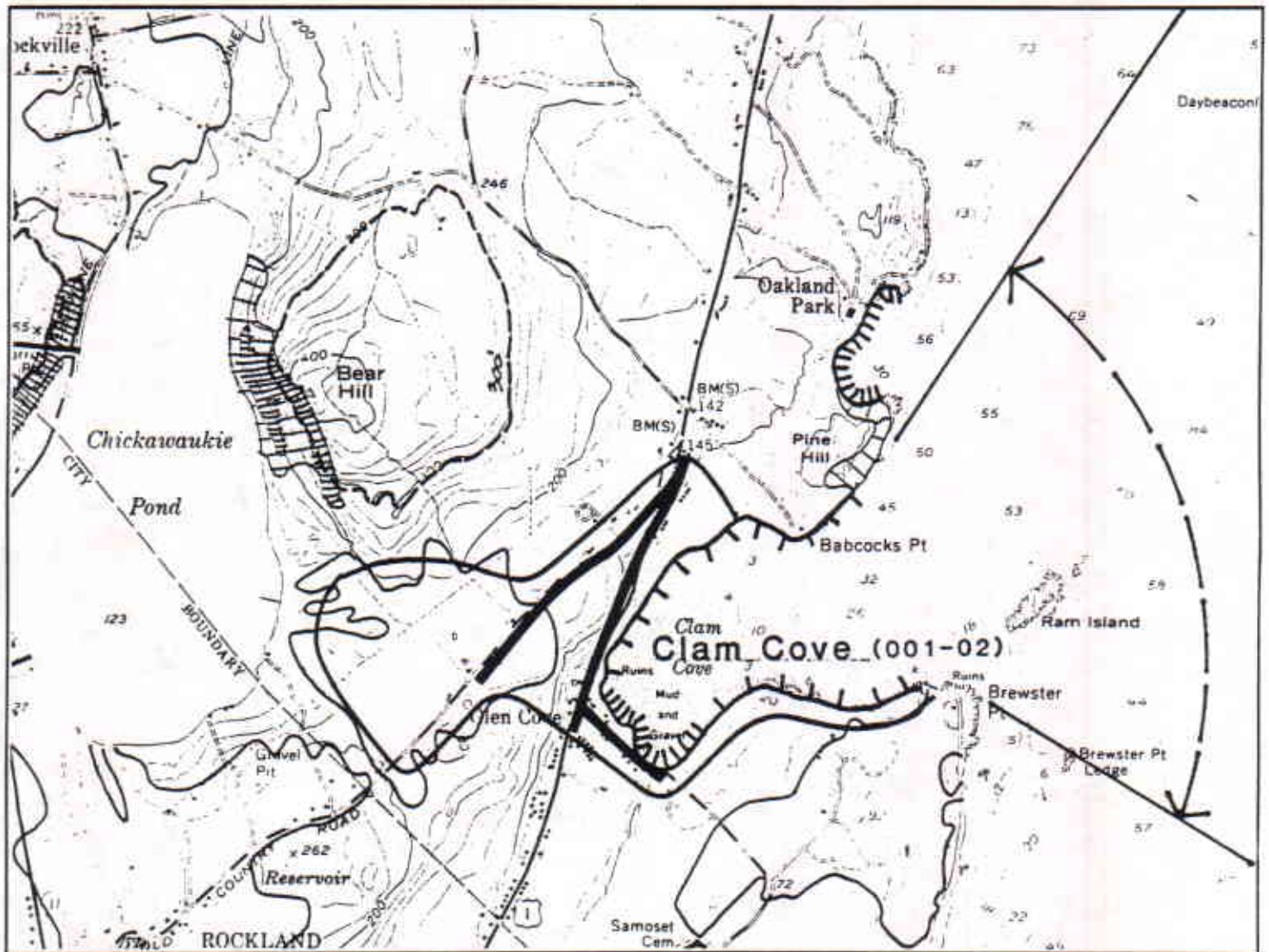
# Scenic Area Evaluation Form

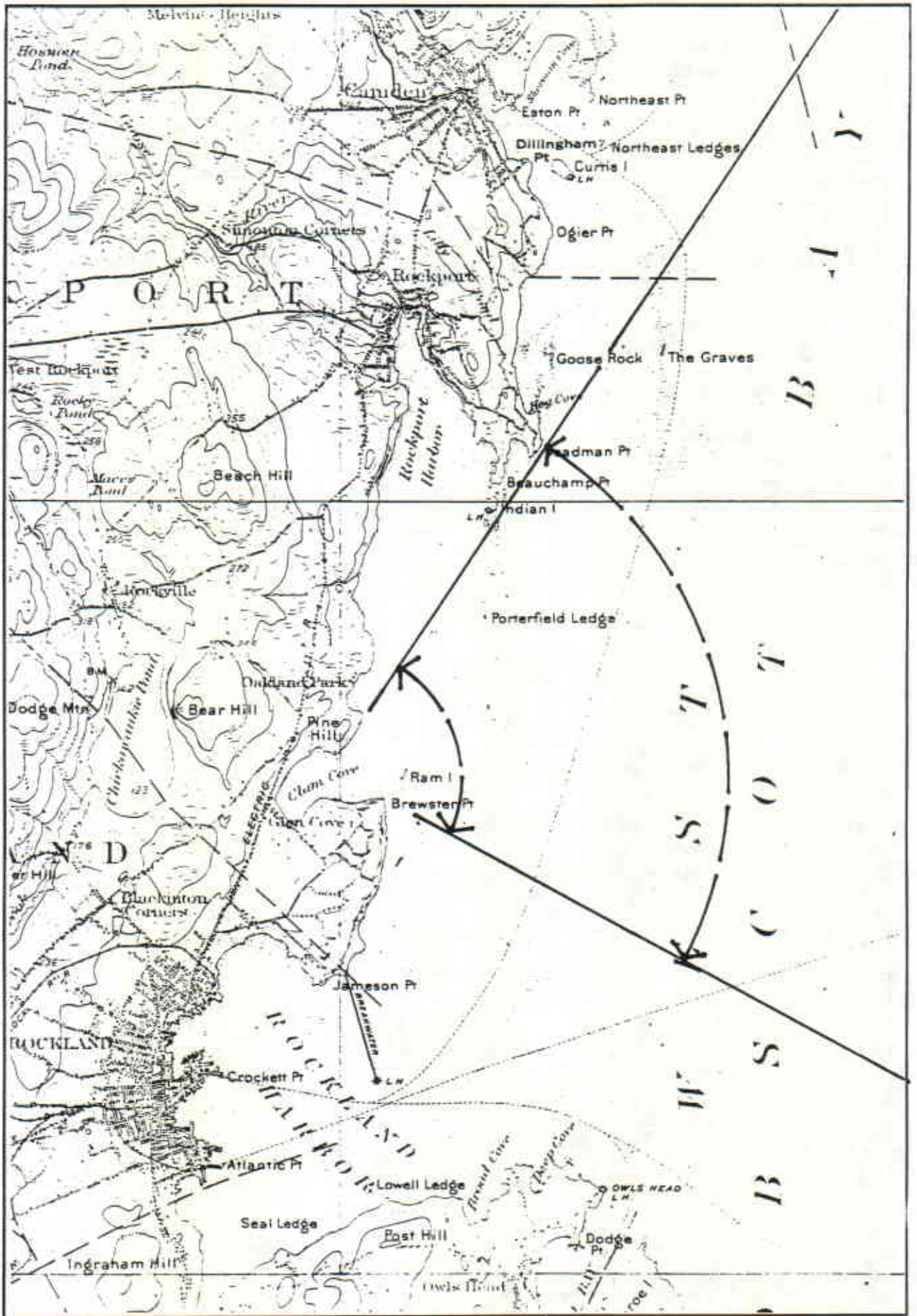
Scenic Area **Clam Cove** Code **001-02** Town(s) **Rockport County Knox**  
 1989 Coastal Scenic Inventory Maine State Planning Office

SI	S	IP	Special Interest/Score/Indicators Present
			1.Landform Topography <u>    </u> Slope <u>    </u>
	3	X	2.Open Land
	6	X	3.Shoreline Configuration
	27		4.Scenic Features
			5.Scenic Quality of Water
			Duration of View <u>9</u>
			Type of Water <u>12</u>
			Quality of Horizon <u>6</u>
	36	3	<b>Desktop Subtotal</b>
	16		6.Landscape Character
			Land Use <u>7</u>
			Roadside Characteristics <u>3</u>
			Settlement Characteristics <u>6</u>
	6		7.Vegetation
	6		8.Composition & Effect
	64		<b>Total Score</b>
			<b>Special Interest</b>

**Viewshed Description** Natural area focussing on a small cove. A Route One rest area is located on the northerly shoreline. Town roads and Route One have a variety of level and dominant views of water. Fore-ground elements include residential and commercial structures in the village of Glen Cove, lawns, rest area parking and landscaping, Clam Cove, and the opposite shoreline. Midground includes wooded hilltop on the opposite shore and Penobscot Bay. Background views are to Penobscot Bay with Vinalhaven on the horizon. The general landscape condition ranges from fair to very good.

**Viewshed Management Recommendations** Define pull-offs high on hillside / Clean and maintain 2nd growth on Route One bank





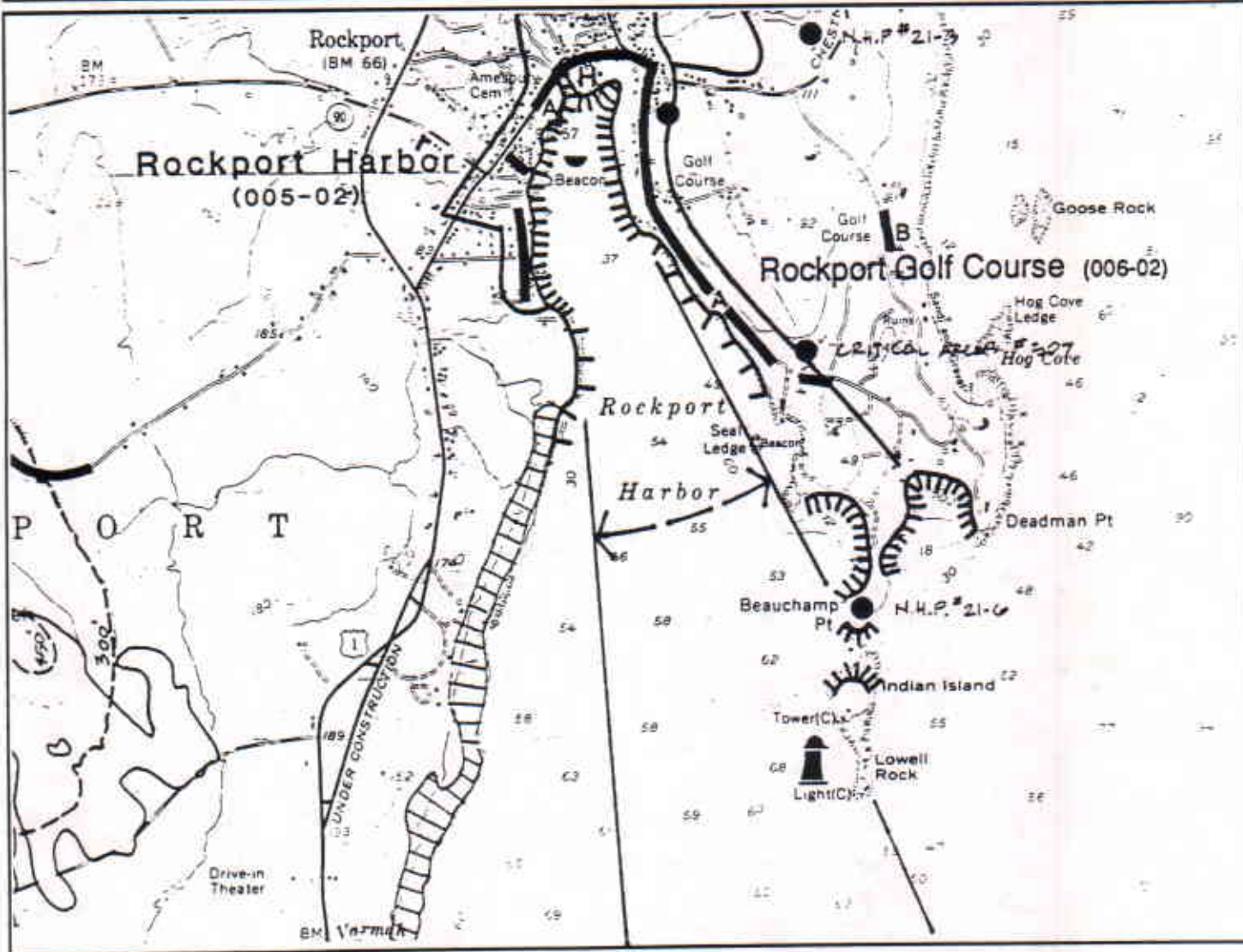
# Scenic Area Evaluation Form

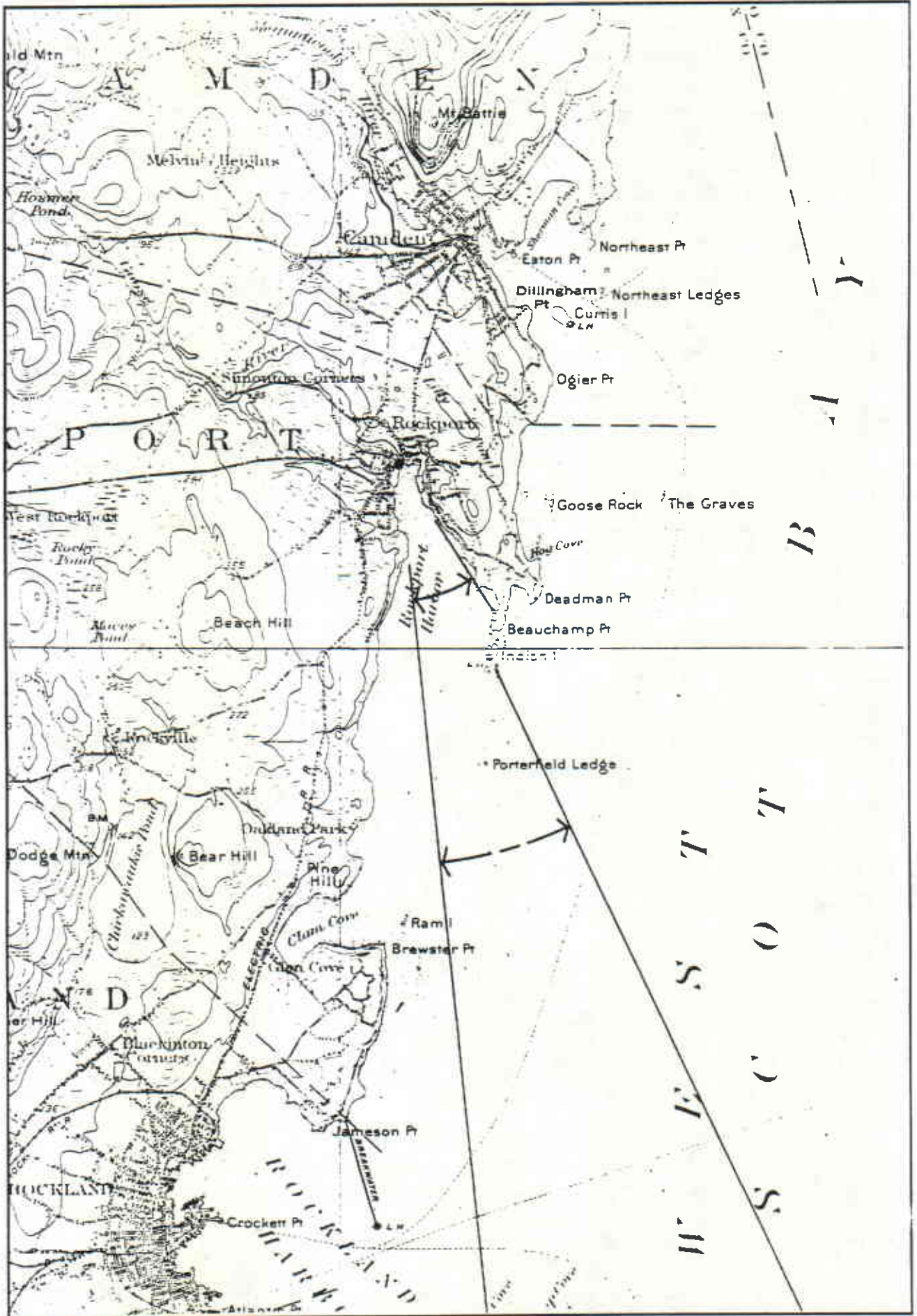
Scenic Area **Rockport Harbor** Code **005-02** Town(s) **Rockport** County **Knox**  
 1989 Coastal Scenic Inventory Maine State Planning Office

S	I	IP	Special Interest/Score/Indicators Present
	2		1.Landform Topography___Slope 2
			2.Open Land
	6	X	3.Shoreline Configuration
	9	X	4.Scenic Features (Mooring Area)
	27		5.Scenic Quality of Water
			Duration of View 9
			Type of Water 9
			Quality of Horizon 9
	44		Desktop Subtotal
X	19		6.Landscape Character
			Land Use 7
			Roadside Characteristics 3
			Settlement Characteristics 9
	6		7.Vegetation
X	9		8.Composition & Effect
	78		Total Score
2			Special Interest

**Viewshed Description** One of Maine's most visually cohesive villages, with a strong orientation to its deep, well defined harbor. Steeply sloping streets lead to a waterfront park, a rather extensive mooring area for pleasure craft and commercial boats, and an historic lime kiln. The density of development decreases with distance from the village center, terminating in a small lighthouse at the mouth of the harbor. A highly memorable, unified landscape.

**Viewshed Management Recommendations** Strict performance standards for new construction and re-development activities within the viewshed of the harbor. Conservation easements to protect the edges and the skyline.





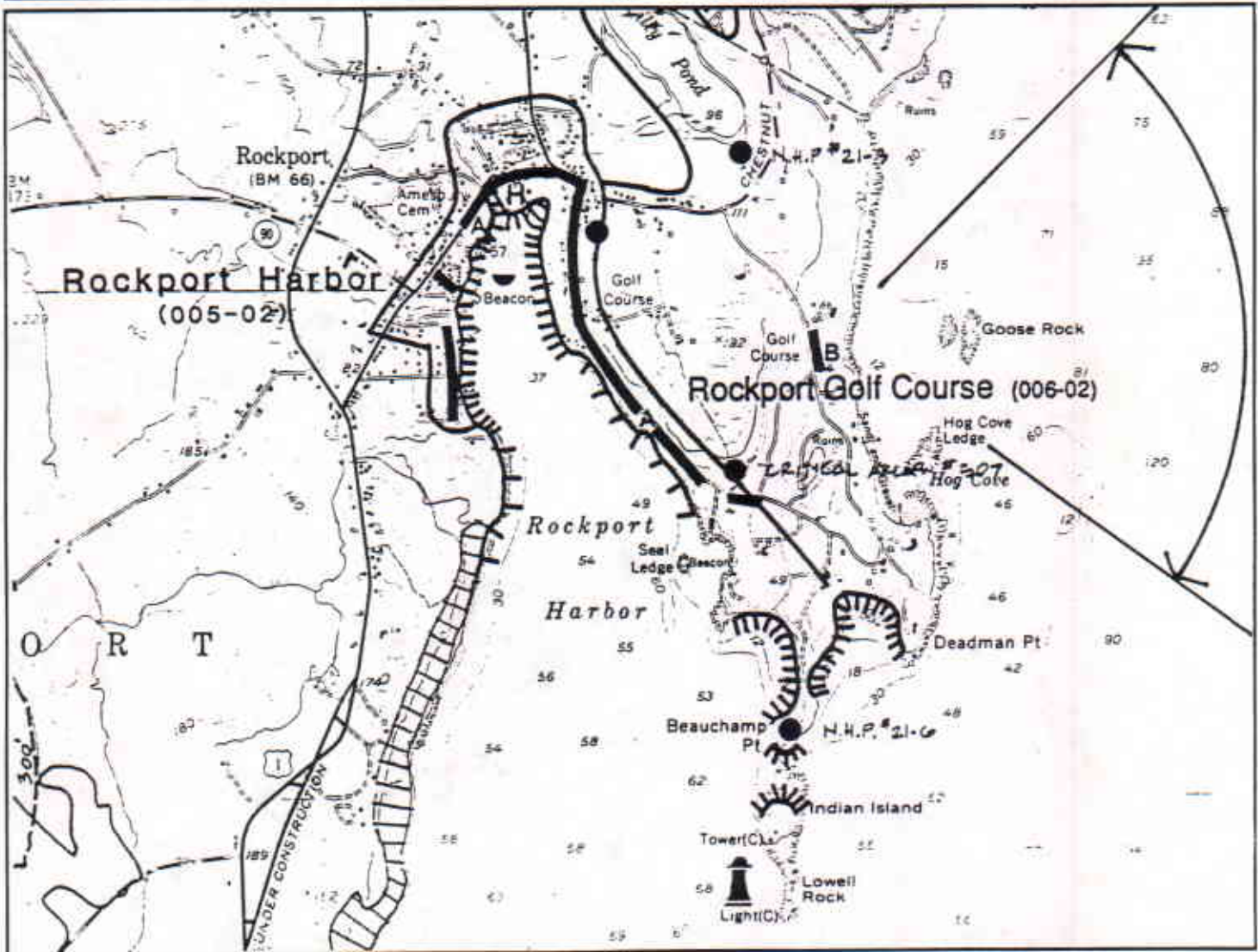
# Scenic Area Evaluation Form

Scenic Area **Rockport Golf Course** Code **006-02** Town(s) **Rockport** County **Knox**  
 1989 Coastal Scenic Inventory  
 Maine State Planning Office

ST	S	IP	Special Interest/Score/Indicators Present
			1.Landform Topography____Slope____
			2.Open Land
			3.Shoreline Configuration
			4.Scenic Features
	15		5.Scenic Quality of Water
			Duration of View 3
			Type of Water 9
			Quality of Horizon 3
	15		Desktop Subtotal
X	19		6.Landscape Character
			Land Use 7
			Roadside Characteristics 6
			Settlement Characteristics 6
X	9		7.Vegetation
	9		8.Composition & Effect
	52		<b>Total Score</b>
2			<b>Special Interest</b>

**Viewshed Description** Combination of rural and natural landscape with local road winding through mature spruce forests, along pasture land, and through the waterfront golf course. Views are filtered through spruce forest to open waters with short open views to Penobscot Bay. Foreground ranges from well manicured golf course, to natural spruce forest and Penobscot Bay. Midground consists of Penobscot Bay with a background of open water and Vinalhaven Island on the horizon. The general condition of the landscape is very good to pristine. Local scenic attractions include a farm with Belted Galloways and the view across Lilly Pond to Mount Battie.

**Viewshed Management Recommendations** Maintain character of road system. Open or maintain filtered views to water. Provide pull-offs for motorists. Conservation easements to protect open space.



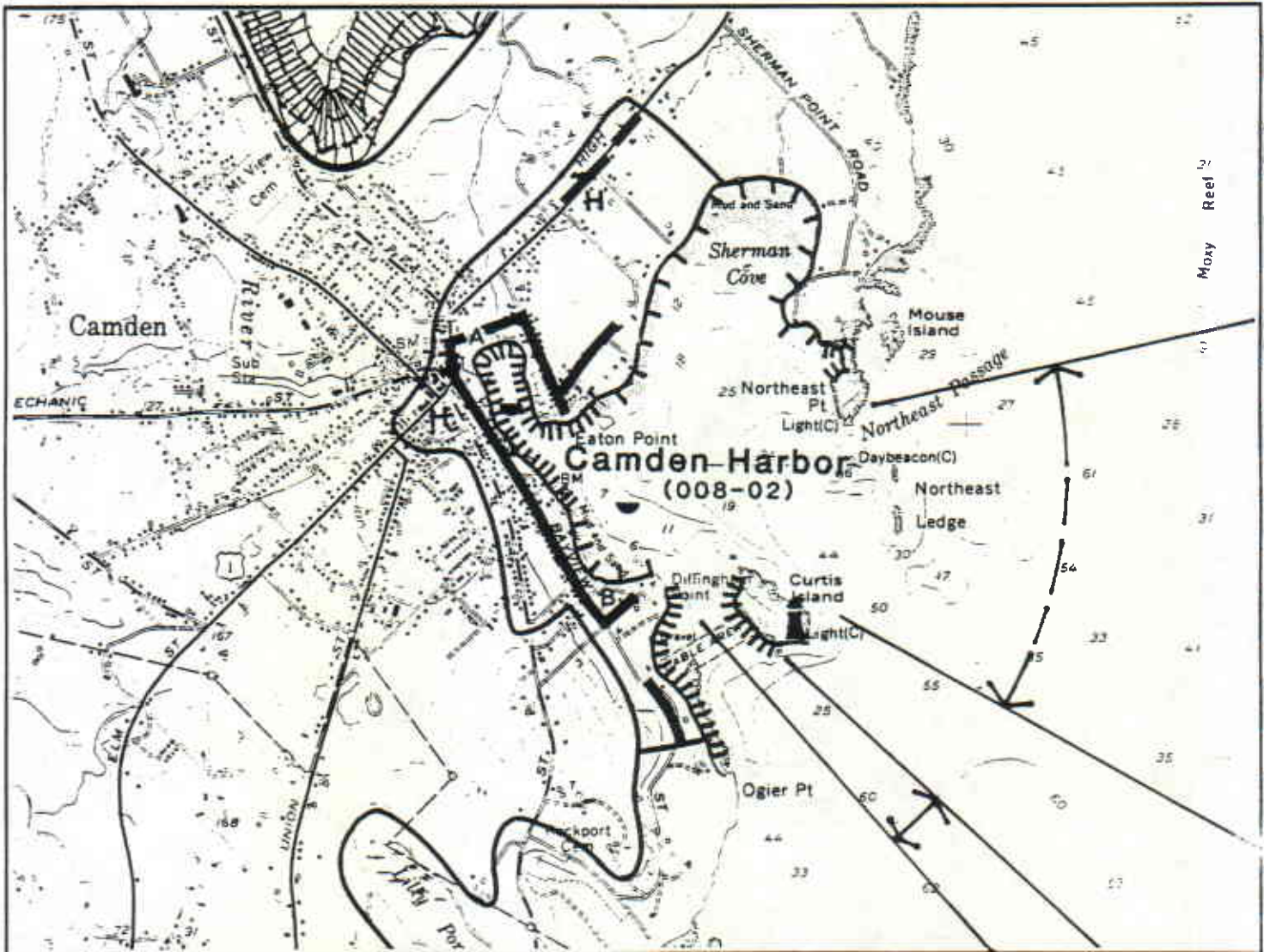
# Scenic Area Evaluation Form

Scenic Area **Camden Harbor** Code **008-02** Town(s) **Camden** County **Knox**  
 1989 Coastal Scenic Inventory Maine State Planning Office

SI	S	IP	Special Interest/Score/Indicators Present
			1.Landform Topography____Slope____
			2.Open Land
	6	X	3.Shoreline Configuration
X	9	X	4.Scenic Features
	30		5.Scenic Quality of Water
			Duration of View 9
			Type of Water 12
			Quality of Horizon 9
	45	3	<b>Desktop Subtotal</b>
X	17		6.Landscape Character
			Land Use 7
			Roadside Characteristics 3
			Settlement Characteristics 9
	6		7.Vegetation
X	9		8.Composition & Effect
		79	<b>Total Score</b>
3			<b>Special Interest</b>

**Viewshed Description** Historic harbor village with strong orientation to its waterfront. Large tourist population and active pleasure craft harbor including the summer home of a charter schooner fleet. Waterfront parks provide sustained open views and access to the harbor. Foreground includes the parkland, well-kept structures, commercial and pleasure boats, wharves, mooring area, and the opposite shoreline. Midground elements include opposite shoreline, mooring area, Penobscot Bay, and small islands. Background views are the waters of Penobscot Bay with Vinalhaven on the horizon. The general condition is excellent.

**Viewshed Management Recommendations** Strict performance standards for new construction and renovation that considers the scale and diversity of the waterfront and preservation of visual/physical access.





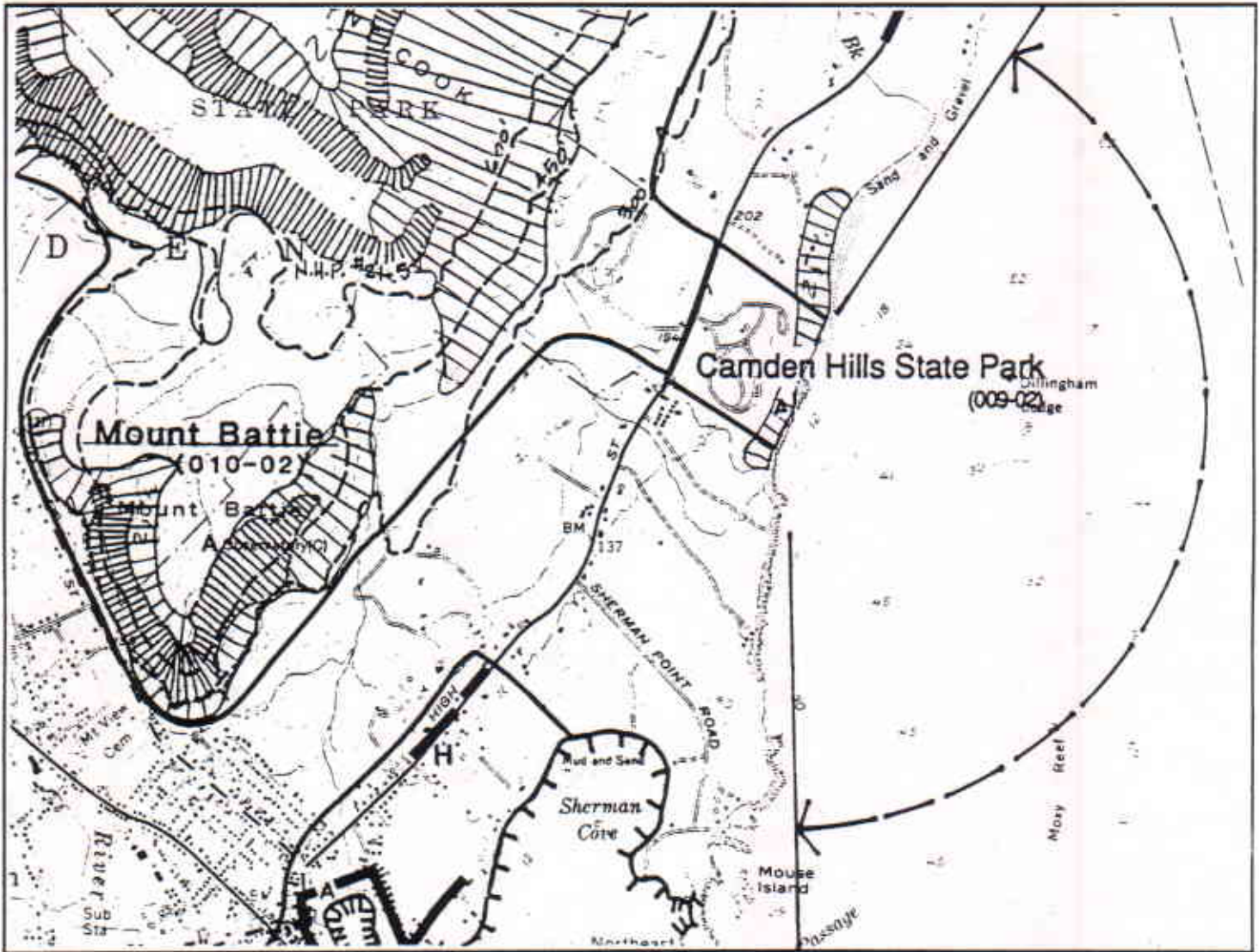
# Scenic Area Evaluation Form

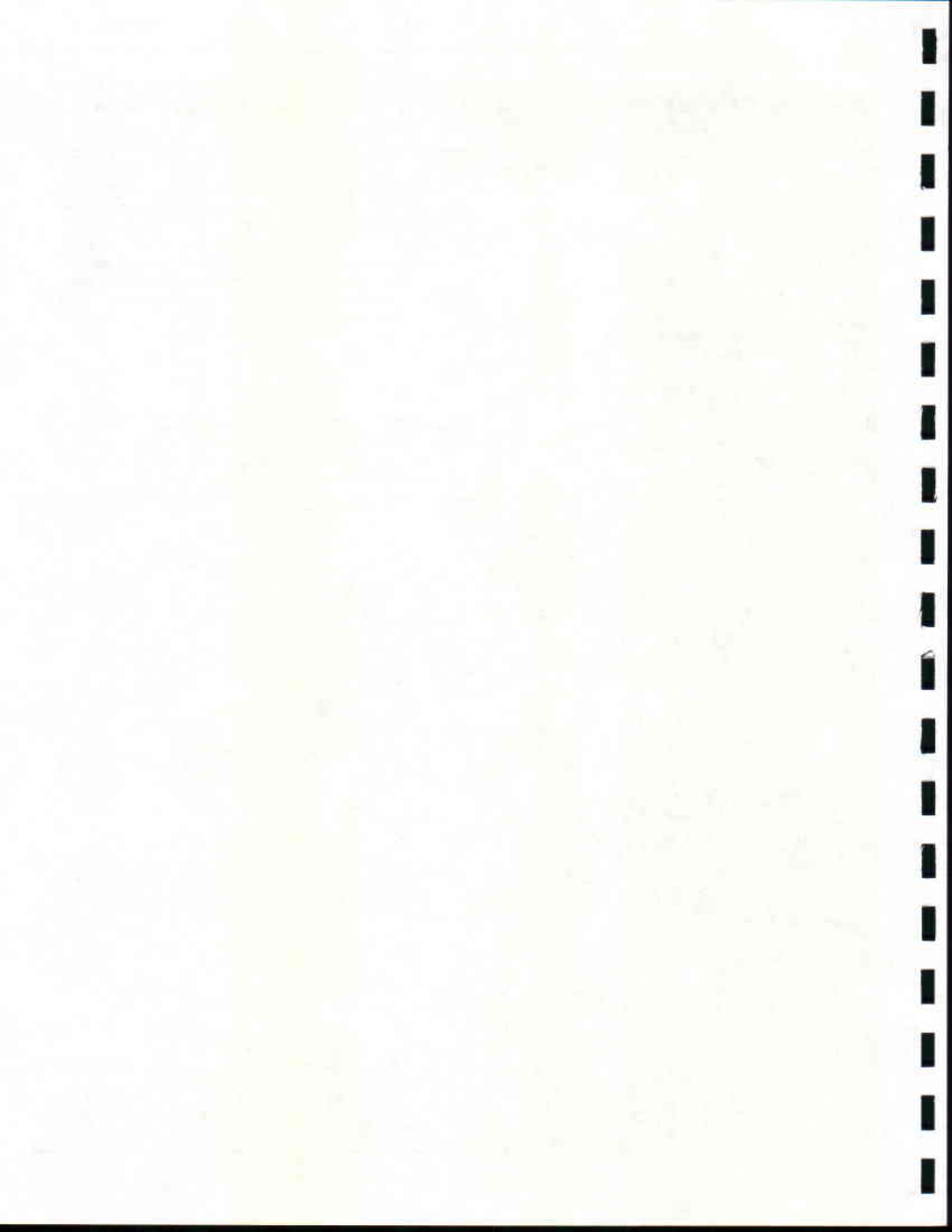
Scenic Area Camden Hills State Park Code 009-02 Town(s) Camden County Knox  
 1989 Coastal Scenic Inventory Maine State Planning Office

ST	IS	IP	Special Interest/Score/Indicators Present
			1.Landform Topography ___ Slope ___
			2.Open Land
			3.Shoreline Configuration
			4.Scenic Features
	21		5.Scenic Quality of Water
			Duration of View 9
			Type of Water 9
			Quality of Horizon 3
	21	1	Desktop Subtotal
X	19		6.Landscape Character
			Land Use 7
			Roadside Characteristics 6
			Settlement Characteristics 6
X	9		7.Vegetation
	9		8.Composition & Effect
	58		Total Score
2			Special Interest

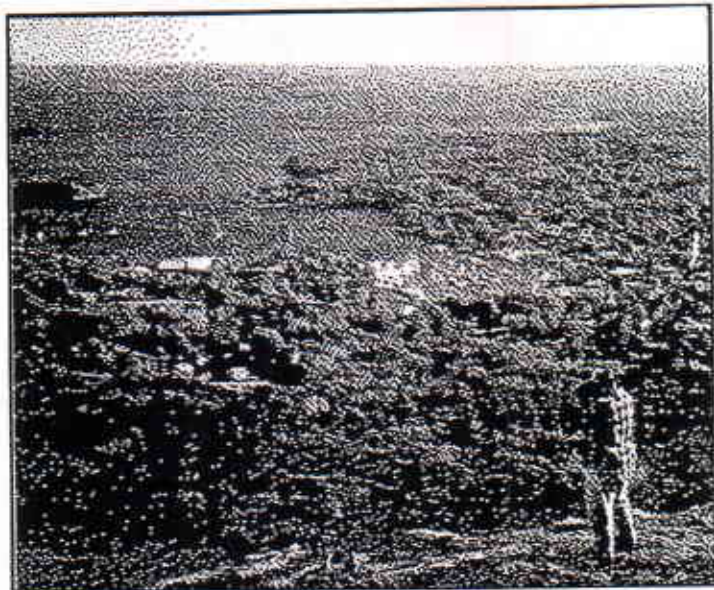
**Viewshed Description** The east side of Camden Hills State Park features picnicking and camping facilities on Penobscot Bay. A one-lane access road winds down from Route One to the facilities near the water. The foreground view includes picnic areas, mature spruce, rocky cliffs at waters edge, and the shoreline of Penobscot Bay. The midground and background views are directed to Penobscot Bay with Islesboro and Vinalhaven on the horizon. Very well-maintained parkland.

**Viewshed Management Recommendations** Continued high level of maintenance. Interpretive signage to orient visitors in the landscape.

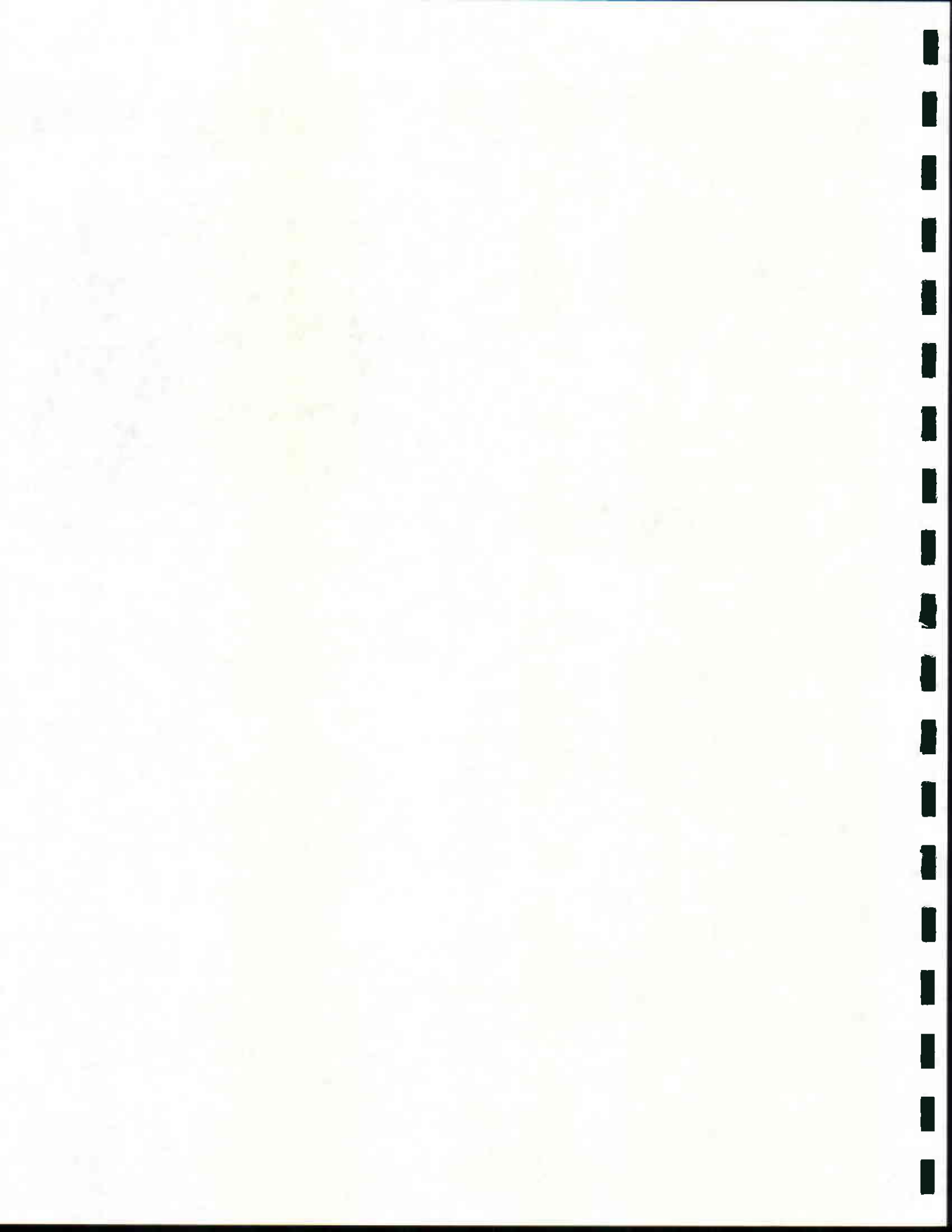




# CAMDEN HILLS



Park Hill  
Mt. Battie



# Sub-Region Evaluation Form

Sub-Region Camden Hills      Town Belfast  
1989 Coastal Scenic Inventory

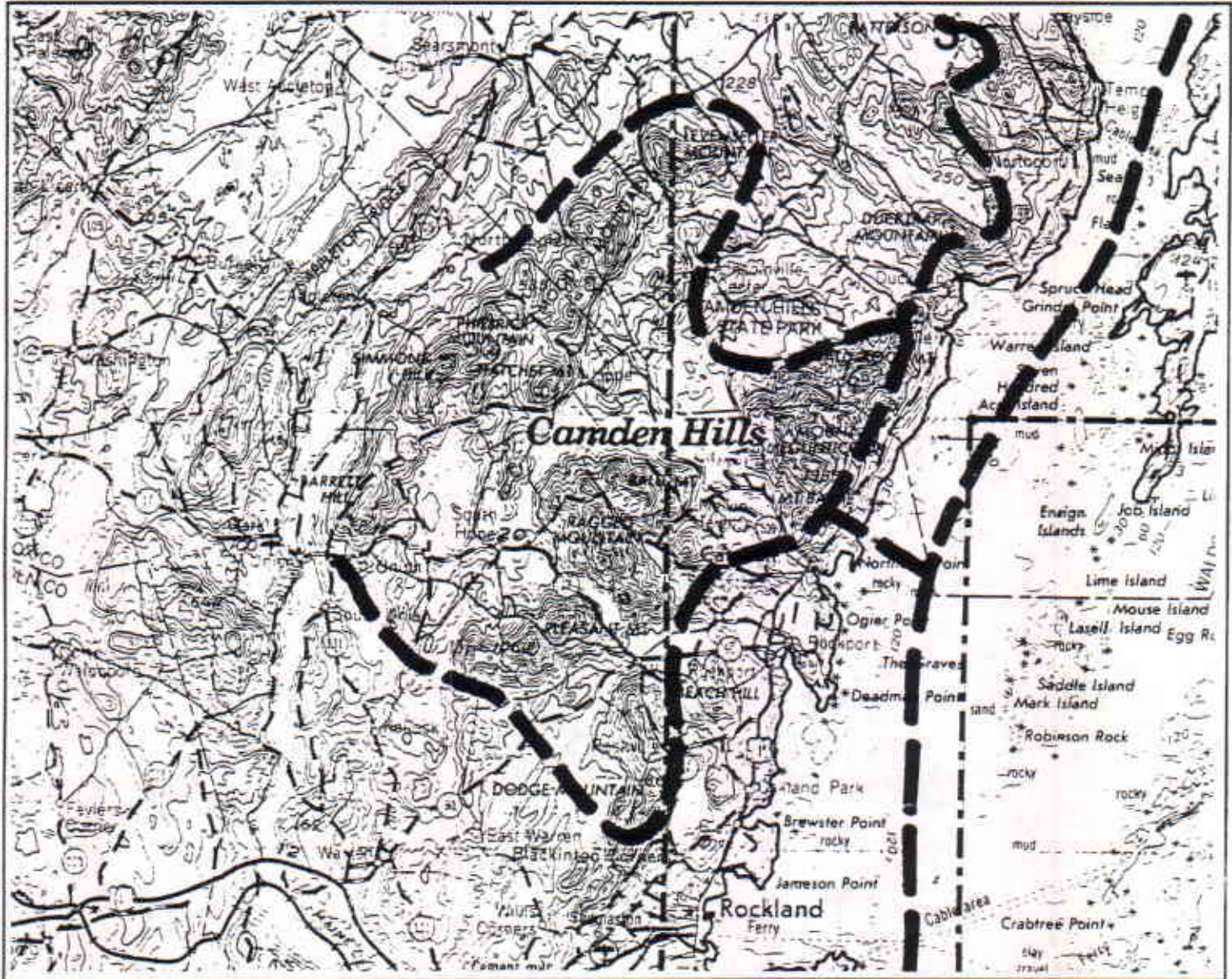
County Waldo  
Maine State Planning Office

## Sub-Region Description

Camden Hills forms the backdrop for Camden and Rockland Harbor, offering spectacular panoramas across Penobscot Bay. This subregion has the most prominent landforms within the Bay. Mount Megunticook, the highest point in Camden Hills State Park, is 1345 feet. The southern portion of the Camden Hills area is characterized by low rounded hills, often covered with extensive blueberry barrens. Many of these fields are threatened by development pressure as more people are drawn to the outstanding views and unique landscape.

## Scenic Area

Mt. Battie (010-02)



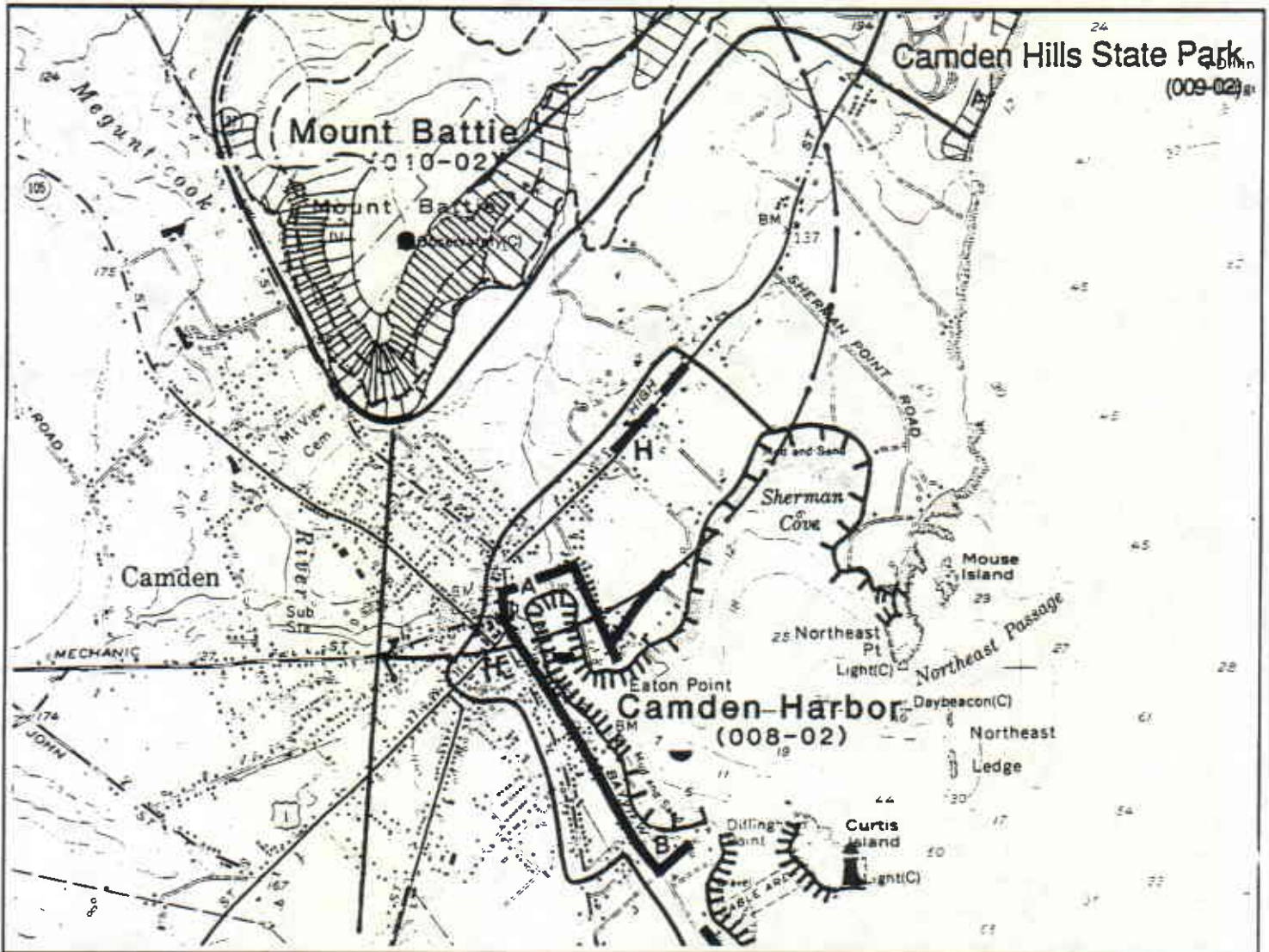
# Scenic Area Evaluation Form

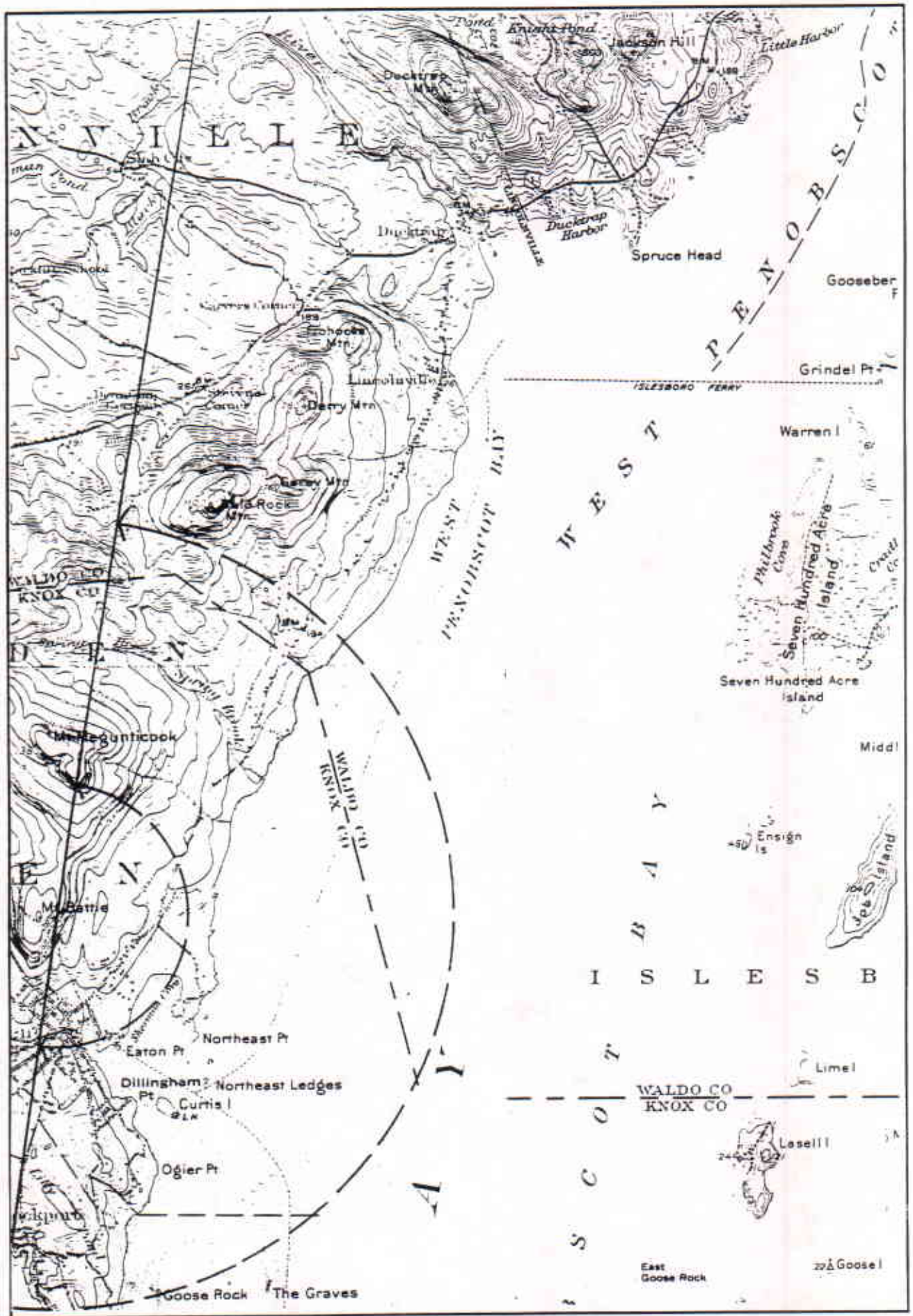
Scenic Area **Mount Battie** Code **010-02** Town(s) **Camden** County **Knox**  
 1989 Coastal Scenic Inventory Maine State Planning Office

SI	S	IP	Special Interest/Score/Indicators Present
	9	X	1.Landform Topography 6 Slope 3
			2.Open Land
	6	X	3.Shoreline Configuration
	9	X	4.Scenic Features
X	30		5.Scenic Quality of Water
			Duration of View 9
			Type of Water 12
			Quality of Horizon 9
	54	3	Desktop Subtotal
X	19		6.Landscape Character
			Land Use 7
			Roadside Characteristics 3
			Settlement Characteristics 9
	6		7.Vegetation
X	9		8.Composition & Effect
	88		Total Score
3			Special Interest

**Viewshed Description** The high point of Camden Hills State Park in the Camden Hills overlooking Camden, Rockport, and Penobscot Bay. Motor access to Mount Battie is via a paved park road, winding through mature forest to top and ending at a parking area. Scenic overlook provides an open 180 degree panorama of Camden and the Bay. Foreground includes blueberry field, mature forest, and the parking area. Midground includes the wooded slopes of Mt. Battie, Camden village, and the Bay. Background views are to Penobscot Bay, distant islands, and hills on the horizon. General landscape condition is very good and park-like.

**Viewshed Management Recommendations** Continued high level of maintenance. Interpretive signage to orient visitors to the islands of Penobscot Bay and other natural landmarks.





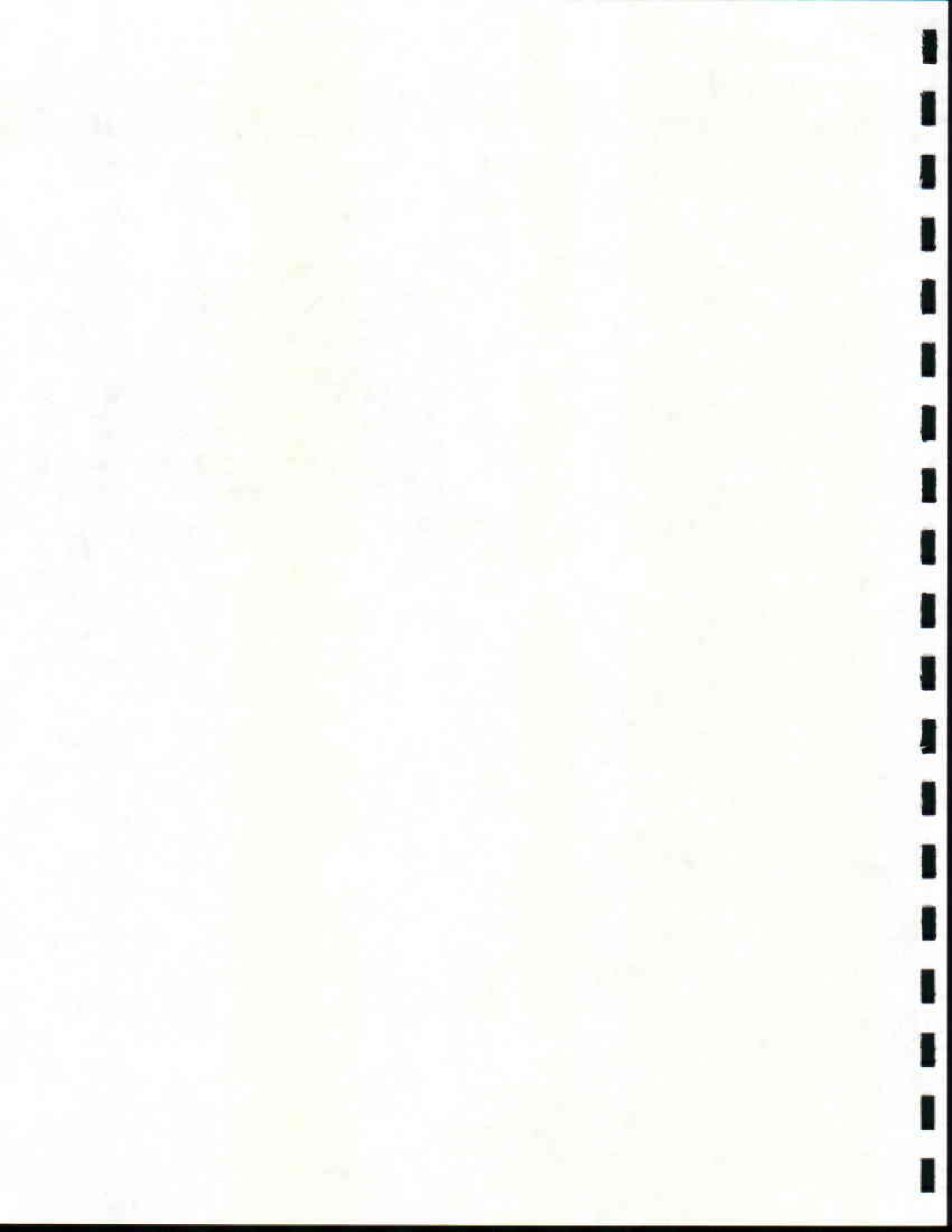




# BELFAST BAY



Lincolnvile Beach  
Bayside  
Searsport Road  
Moose Point  
Searsport Village  
Mack Point  
Belfast



# Sub-Region Evaluation Form

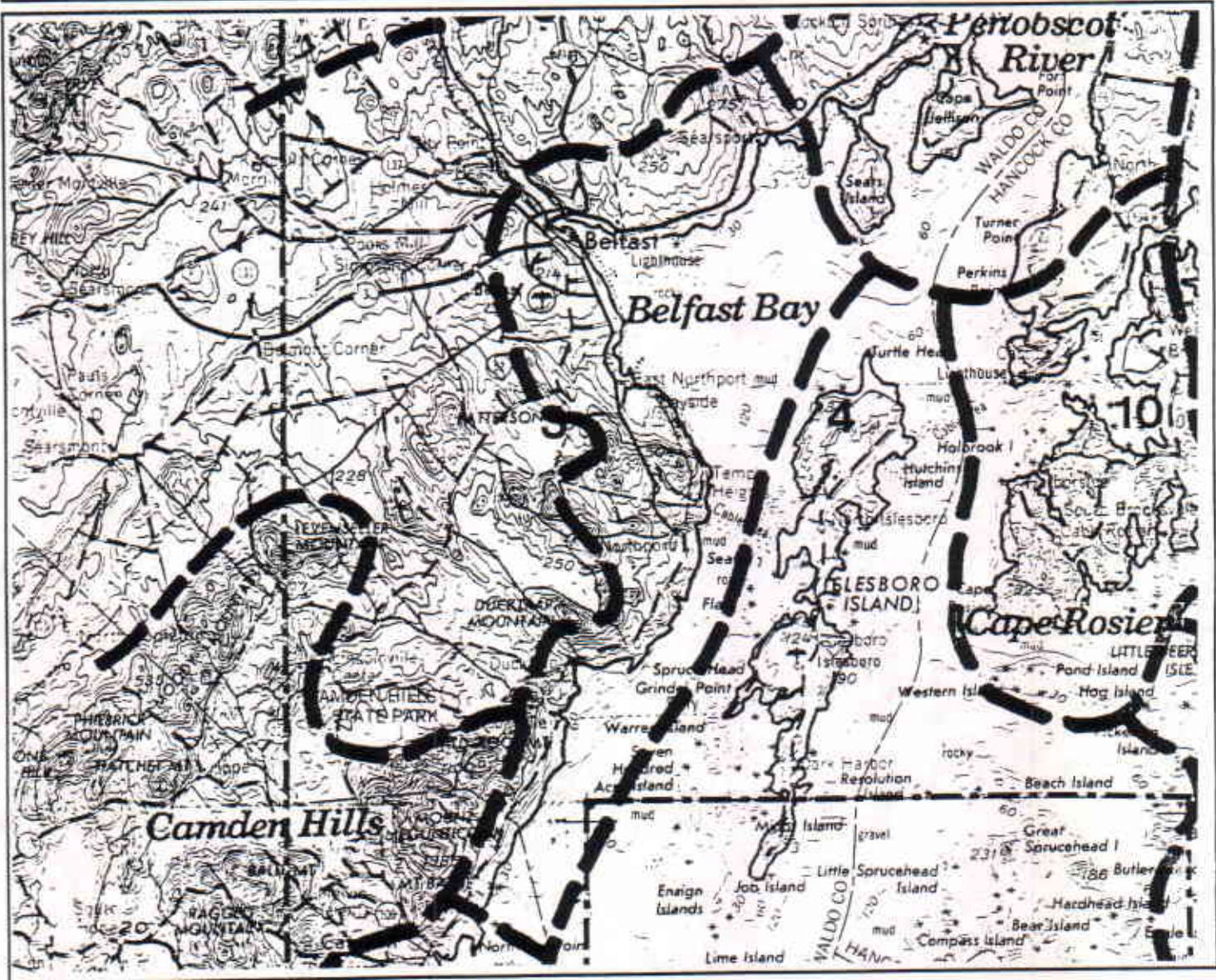
Sub-Region **Belfast Bay** Towns **Lincolville, Belfast, Searsport, Northport** County **Waldo**  
 1989 Coastal Scenic Inventory Maine State Planning Office

## Sub-Region Description

**Belfast Bay** is characterized by steep topography descending to a shoreline that is not highly configured. Virtually no offshore islands are present in this portion of Penobscot Bay, allowing an uninterrupted view out to Islesboro Island throughout most of the subarea. The public does not have a strong visual relationship with the bay throughout much of the subregion, since Route One, the primary access route, is removed from the water with occasional viewpoints at the villages. The contrasts between the cultural aspects of the Bay give it great diversity and visual interest: cottage communities and a small city; working waterfronts and undeveloped shorelines; major highways and backroads.

## Scenic Areas

- Lincolville Beach (002-03)
- Bayside (001-05)
- Searsport Road (004-05)
- Moose Point (006-05)
- Searsport Village (007-05)
- Mack Point (008-05)
- Belfast (001-06)



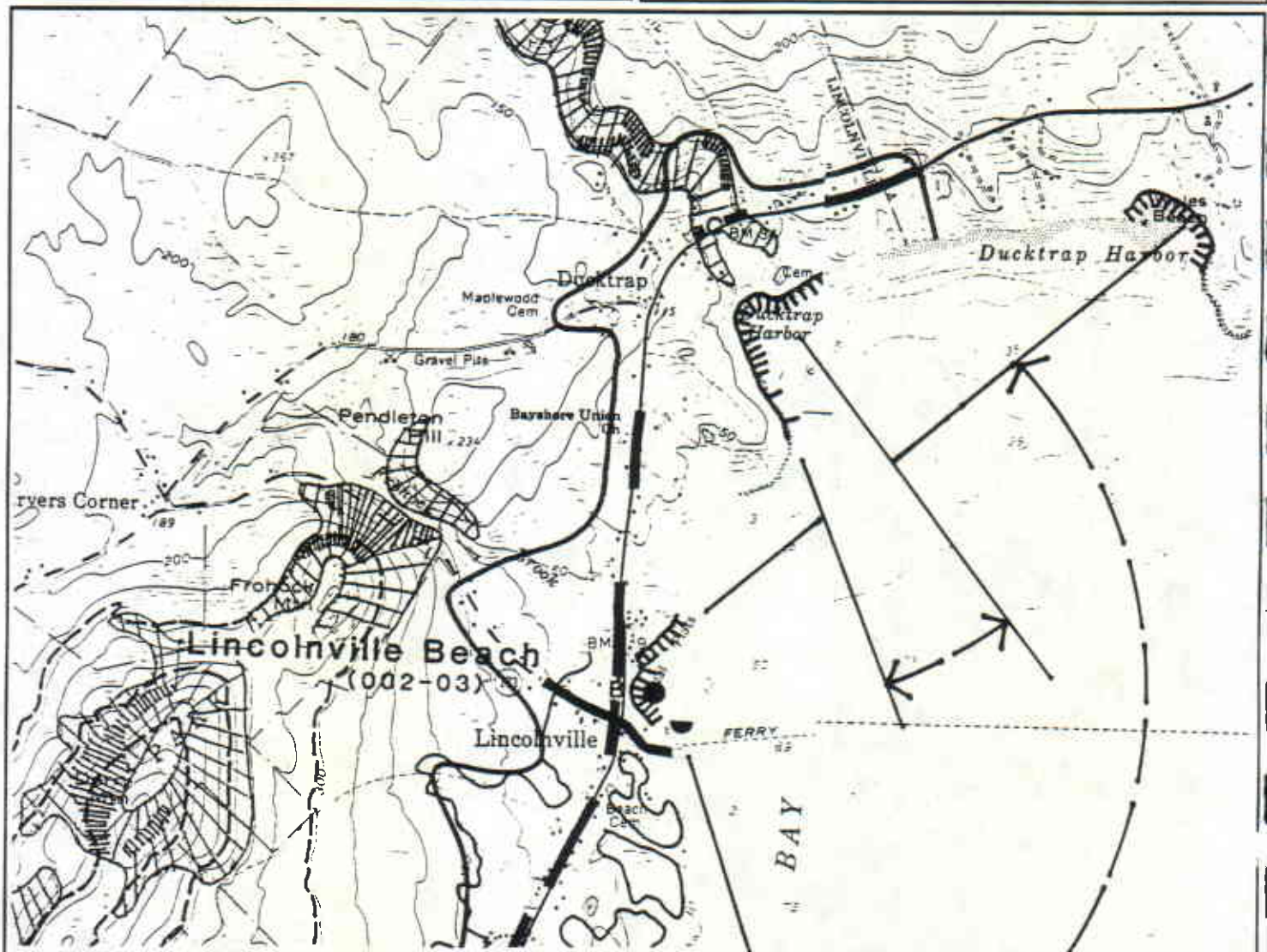
# Scenic Area Evaluation Form

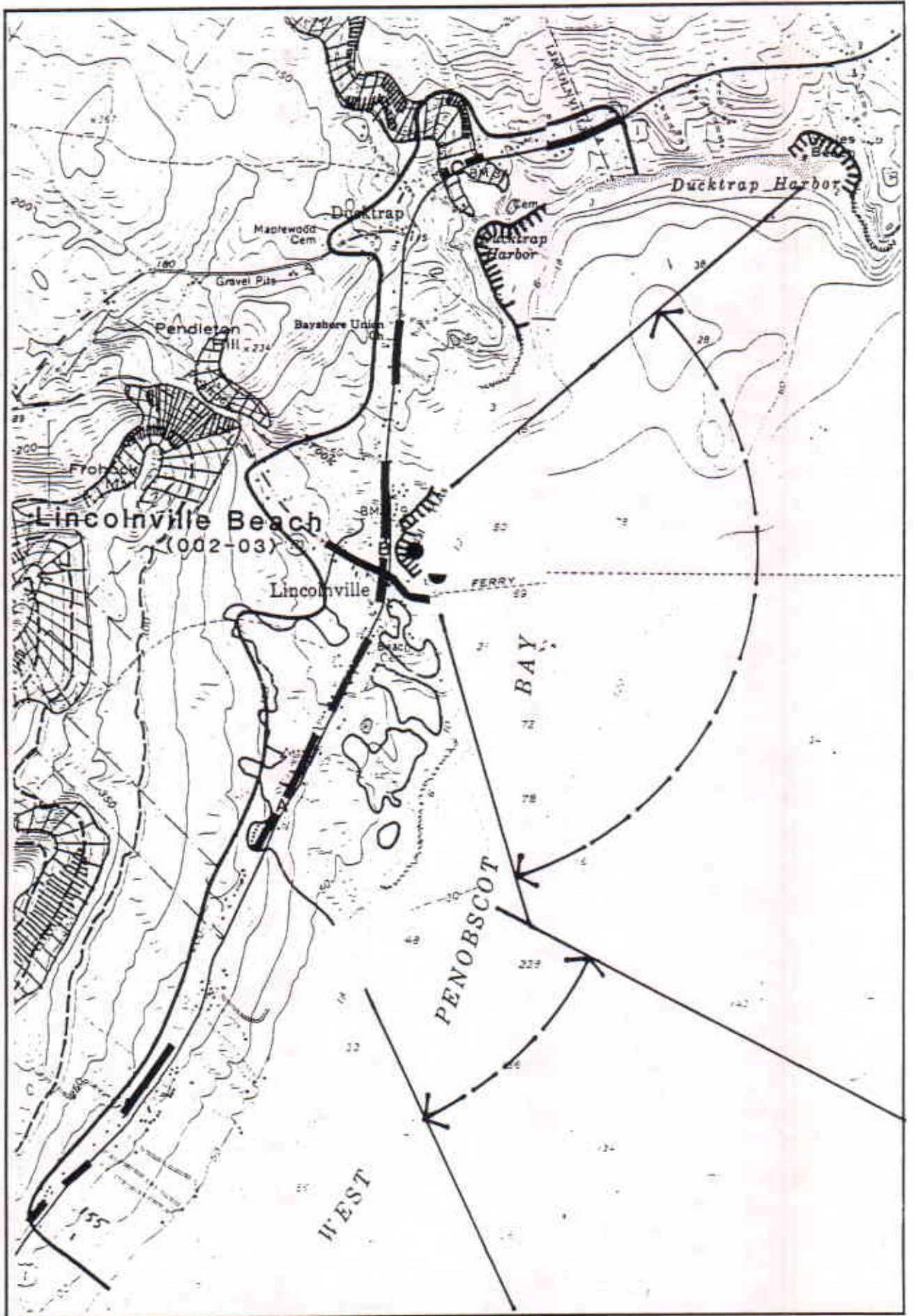
Scenic Area **Lincolville Beach** Code **002-03** Town(s) **Lincolville** County **Waldo**  
 1989 Coastal Scenic Inventory Maine State Planning Office

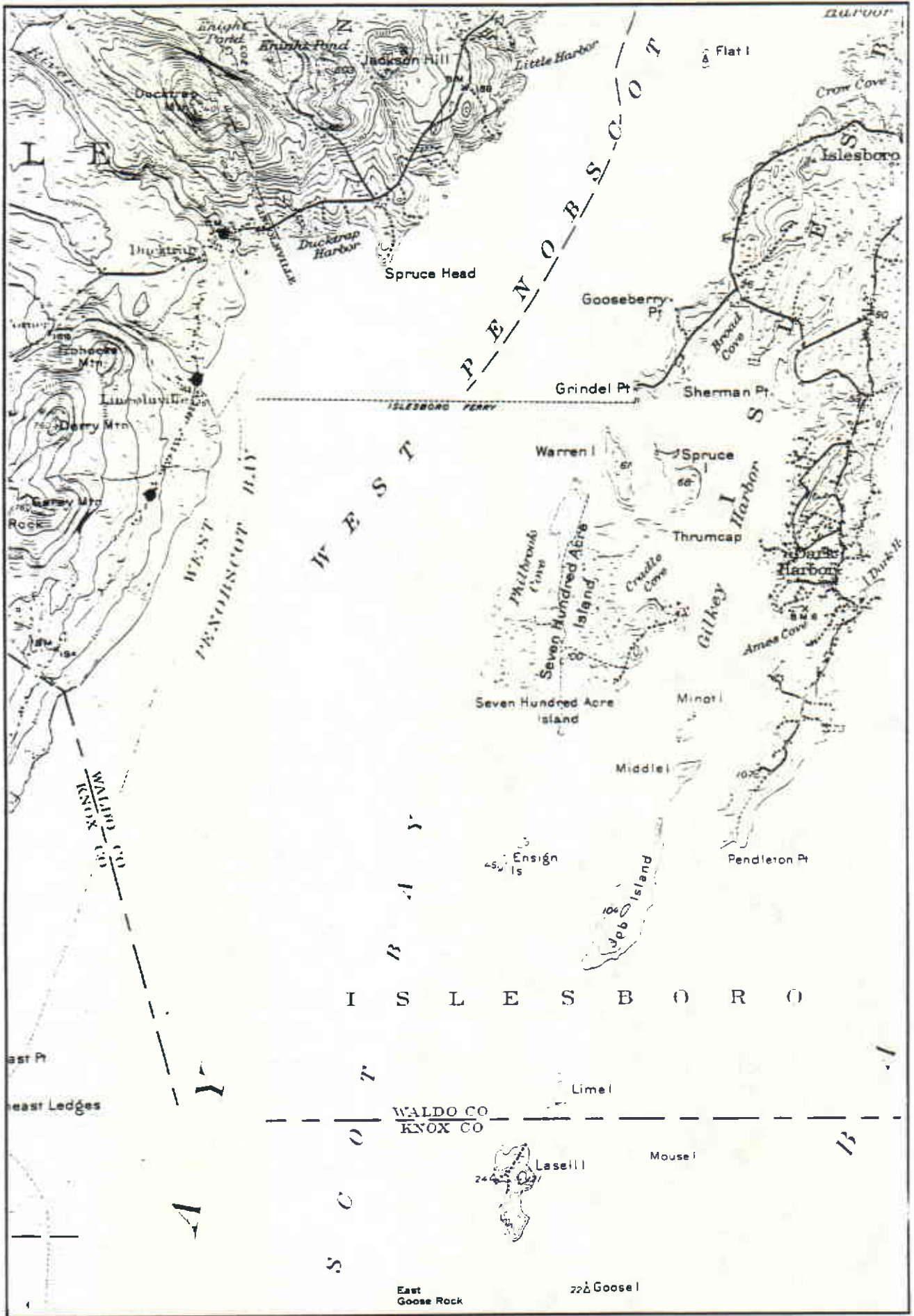
ST	S	IP	Special Interest/Score/Indicators Present
	3	X	1.Landform Topography___Slope 3
	4	X	2.Open Land
	6	X	3.Shoreline Configuration
	9	X	4.Scenic Features
	21		5.Scenic Quality of Water
			Duration of View 9
			Type of Water 9
			Quality of Horizon 3
	43	5	Desktop Subtotal
	13		6.Landscape Character
			Land Use 7
			Roadside Characteristics 3
			Settlement Characteristics 3
	6		7.Vegetation
	6		8.Composition & Effect
	68		Total Score
			Special Interest

**Viewshed Description** An area of mixed uses and character: the southern end is rural, the beach is a small commercial and residential center, while the northern end is largely natural. Foreground elements include meadows, stone beach, parking, public launch site, commercial structures, Islesboro ferry, mixed woods, and views to Penobscot Bay and the Ducktrap River. Midground views are primarily to Penobscot Bay. Background views include Penobscot Bay and open water with distant islands and mountains on the horizon. The general landscape condition is fair to very good with a wide variety of elements and views.

**Viewshed Management Recommendations** Reinforce the village character through reduction in paving and curb cuts, additional landscaping, control over signage, and unified streetscape details. Protect Ducktrap riverfront through conservation easements.







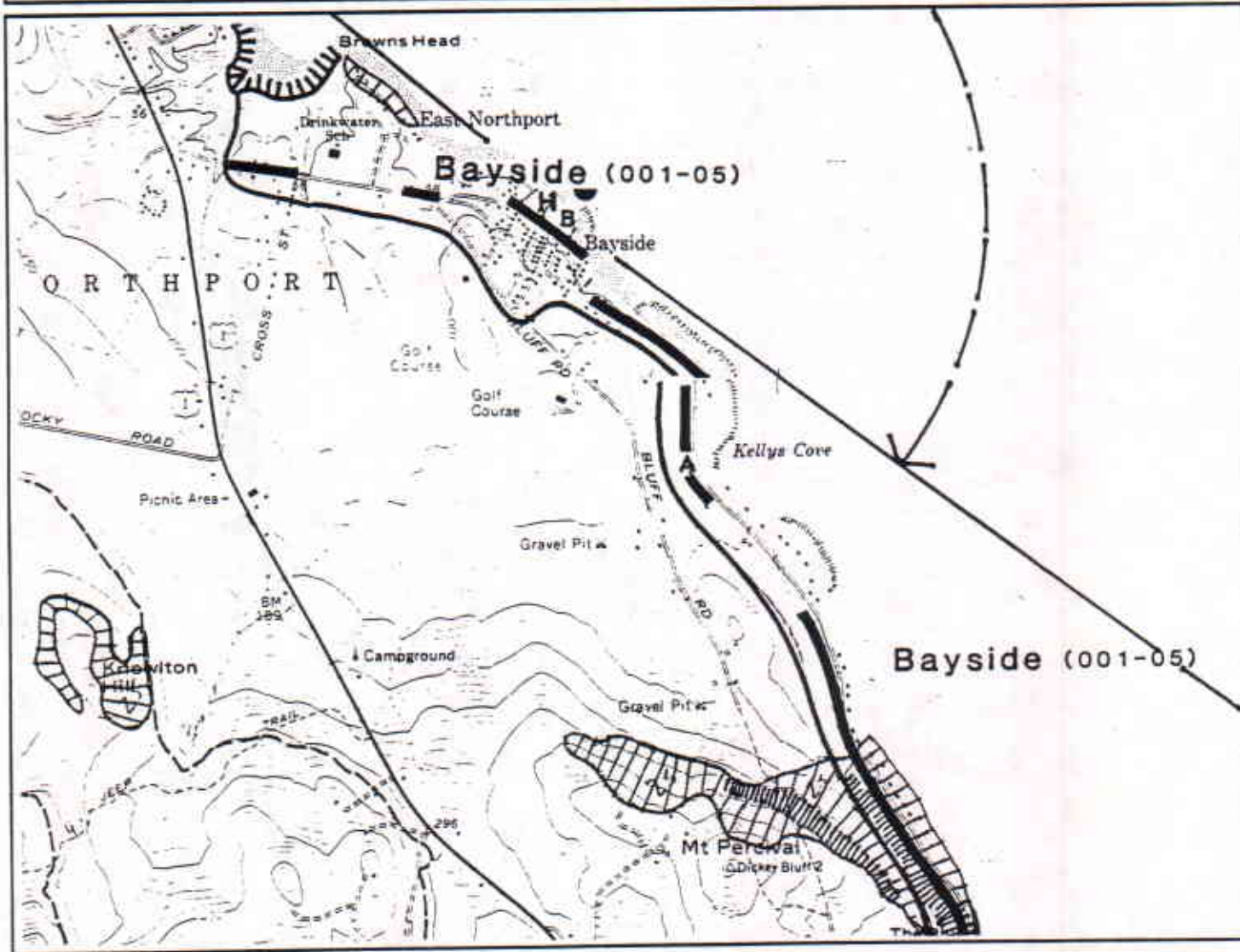
# Scenic Area Evaluation Form

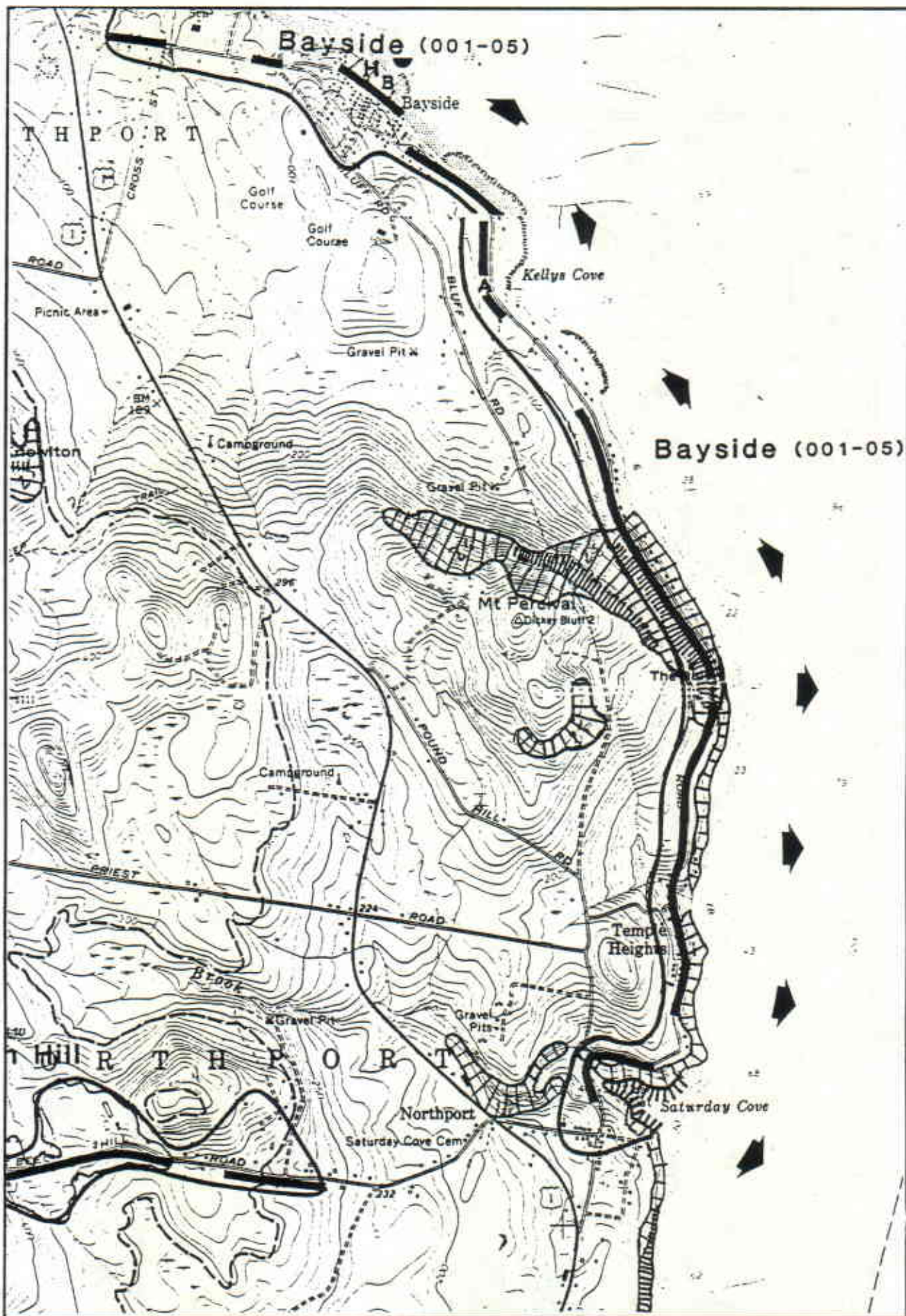
Scenic Area **Bayside** Code **001-05** Town(s) **Northport** County **Waldo**  
 1989 Coastal Scenic Inventory Maine State Planning Office

SI	S	IP	Special Interest/Score/Indicators Present
			1.Landform Topography ___ Slope ___
			2.Open Land
			3.Shoreline Configuration
X	9	X	4.Scenic Features (Beach/Mooring Area)
	21		5.Scenic Quality of Water
			Duration of View 9
			Type of Water 9
			Quality of Horizon 3
	30	2	Desktop Subtotal
X	19		6.Landscape Character
			Land Use 7
			Roadside Characteristics 3
			Settlement Characteristics 9
	6		7.Vegetation
X	9		8.Composition & Effect
	64		<b>Total Score</b>
3			<b>Special Interest</b>

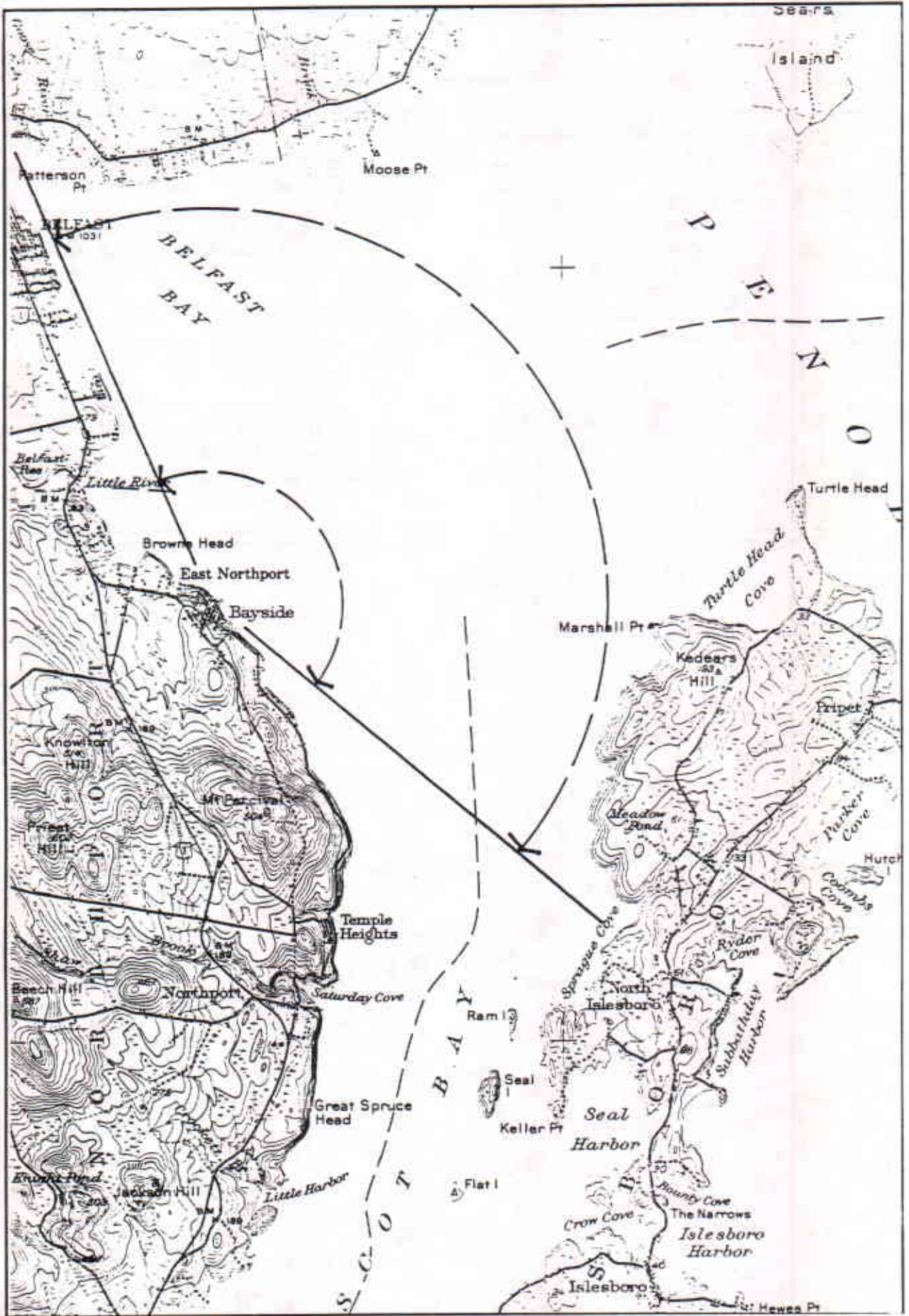
**Viewshed Description** Extensive cottage community of the late 19th and early 20th centuries. Small homes are laid out on a grid pattern with interspersed greens and views to the bay. A large village green overlooking the harbor provides a focal point for the community. The foreground views include highly detailed, well kept cottages, the yacht club, wharf, mooring area, playground, boat launch, beach and parking areas. The view extends out to Penobscot Bay to Islesboro on the horizon. A well-kept, small-scaled community with an architectural integrity and character that should be studied as a model for neighborhood development in Maine.

**Viewshed Management Recommendations** Strict performance standards for new construction and renovation that considers the scale and diversity of the community and preservation of visual access.









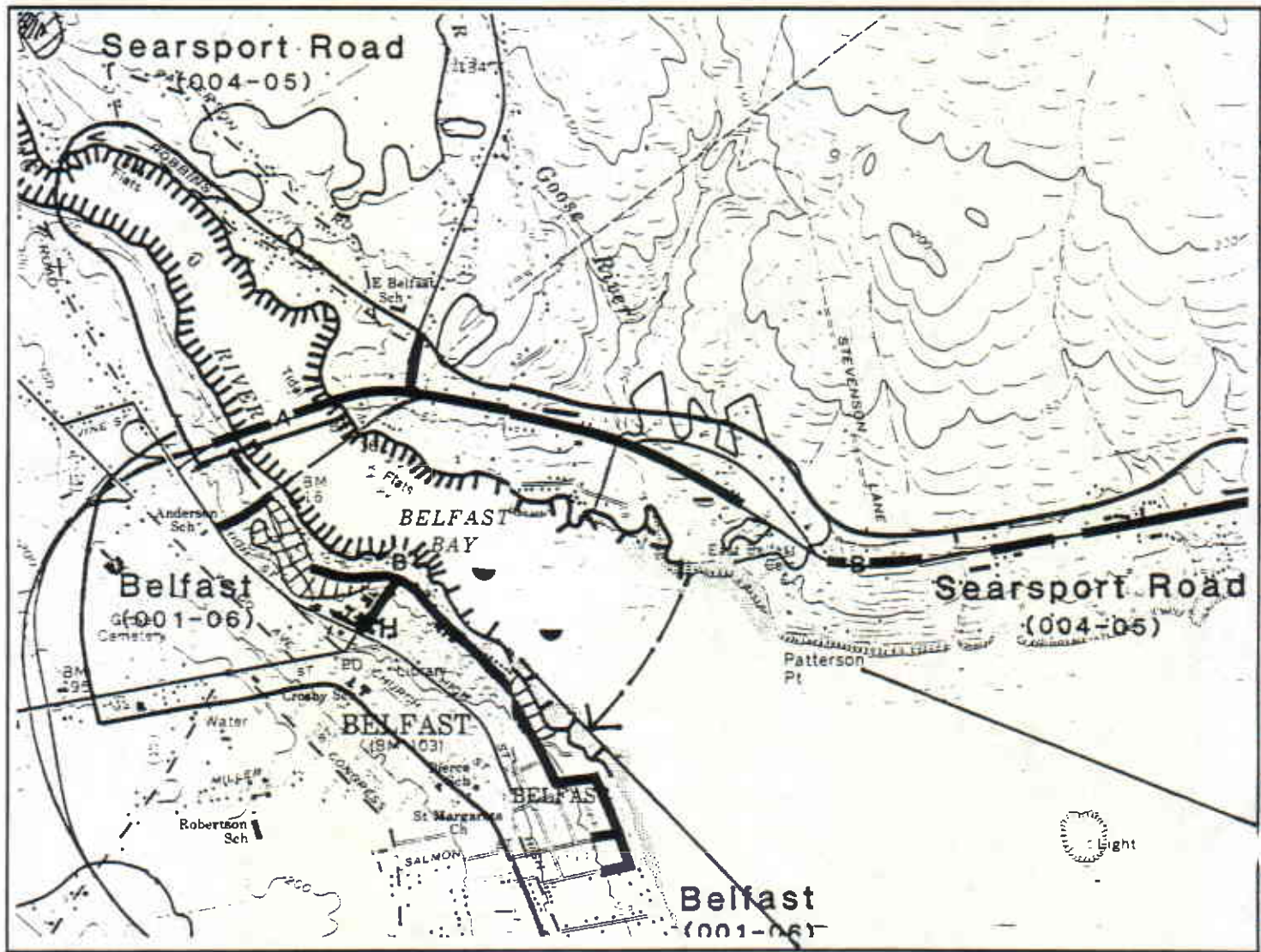
# Scenic Area Evaluation Form

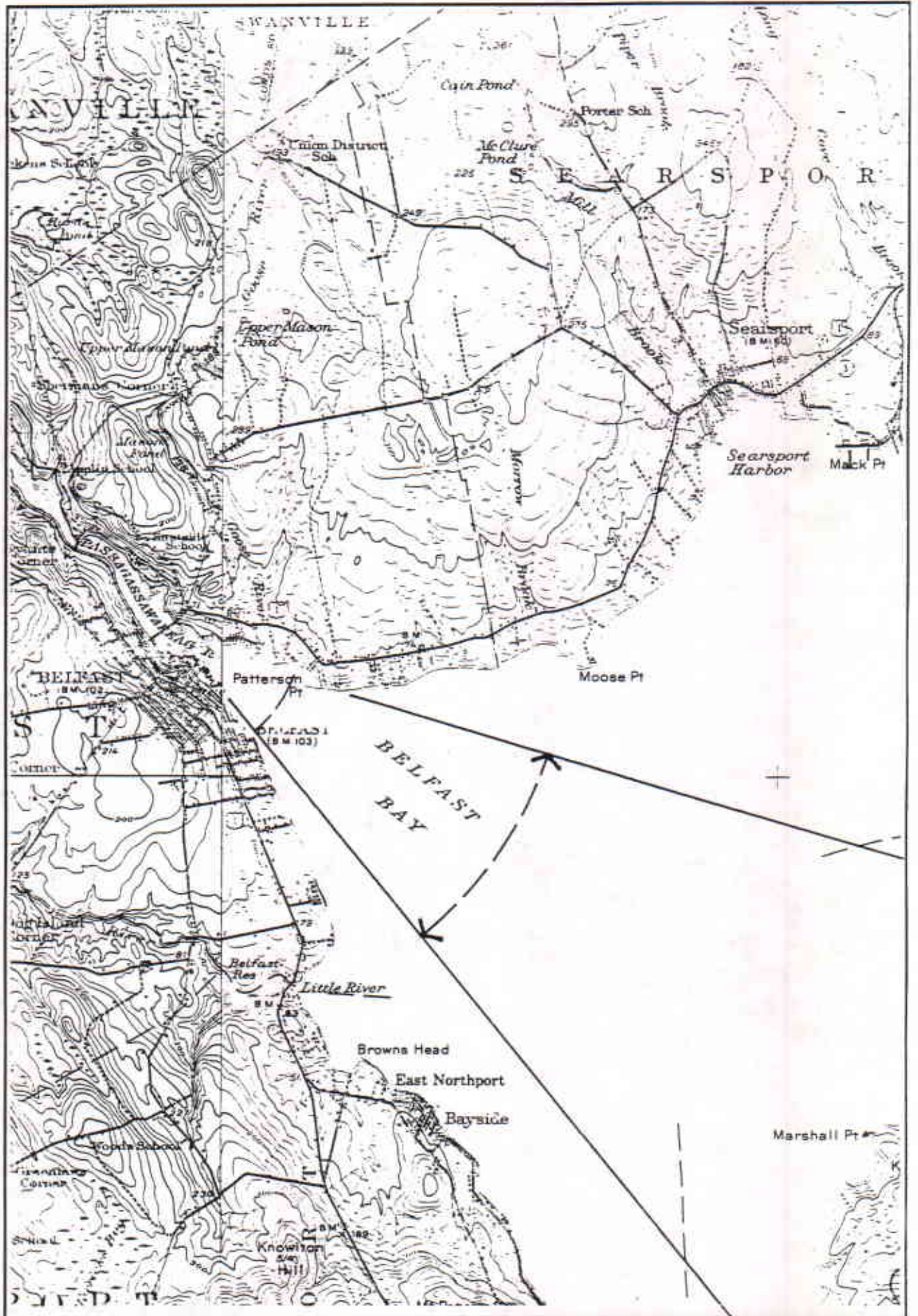
Scenic Area **Searsport Road** Code **004-05** Town(s) **Belfast/Searsport** County **Waldo**  
 1989 Coastal Scenic Inventory Maine State Planning Office

ST	S	IP	Special Interest/Score/Indicators Present
			1.Landform Topography ___ Slope ___
	4	X	2.Open Land
			3.Shoreline Configuration
			4.Scenic Features
	21		5.Scenic Quality of Water
			Duration of View 9
			Type of Water 9
			Quality of Horizon 3
	25	2	<b>Desktop Subtotal</b>
	7		6.Landscape Character
			Land Use 3
			Roadside Characteristics 1
			Settlement Characteristics 3
	3		7.Vegetation
	3		8.Composition & Effect
	38		<b>Total Score</b>
			<b>Special Interest</b>

**Viewshed Description** Locally significant views of Belfast Harbor, primarily from the Route One bridge. Sustained, open views to the southeast are offset by the intensive strip development along the roadside. One of the few high level views of an urban waterfront in Maine. Grade change is 100 feet above the water level.

**Viewshed Management Recommendations** Strict site plan review standards to preserve remaining visual access to Belfast Harbor. Avoid blocking view with fences, landscaping, new buildings, signs, etc.





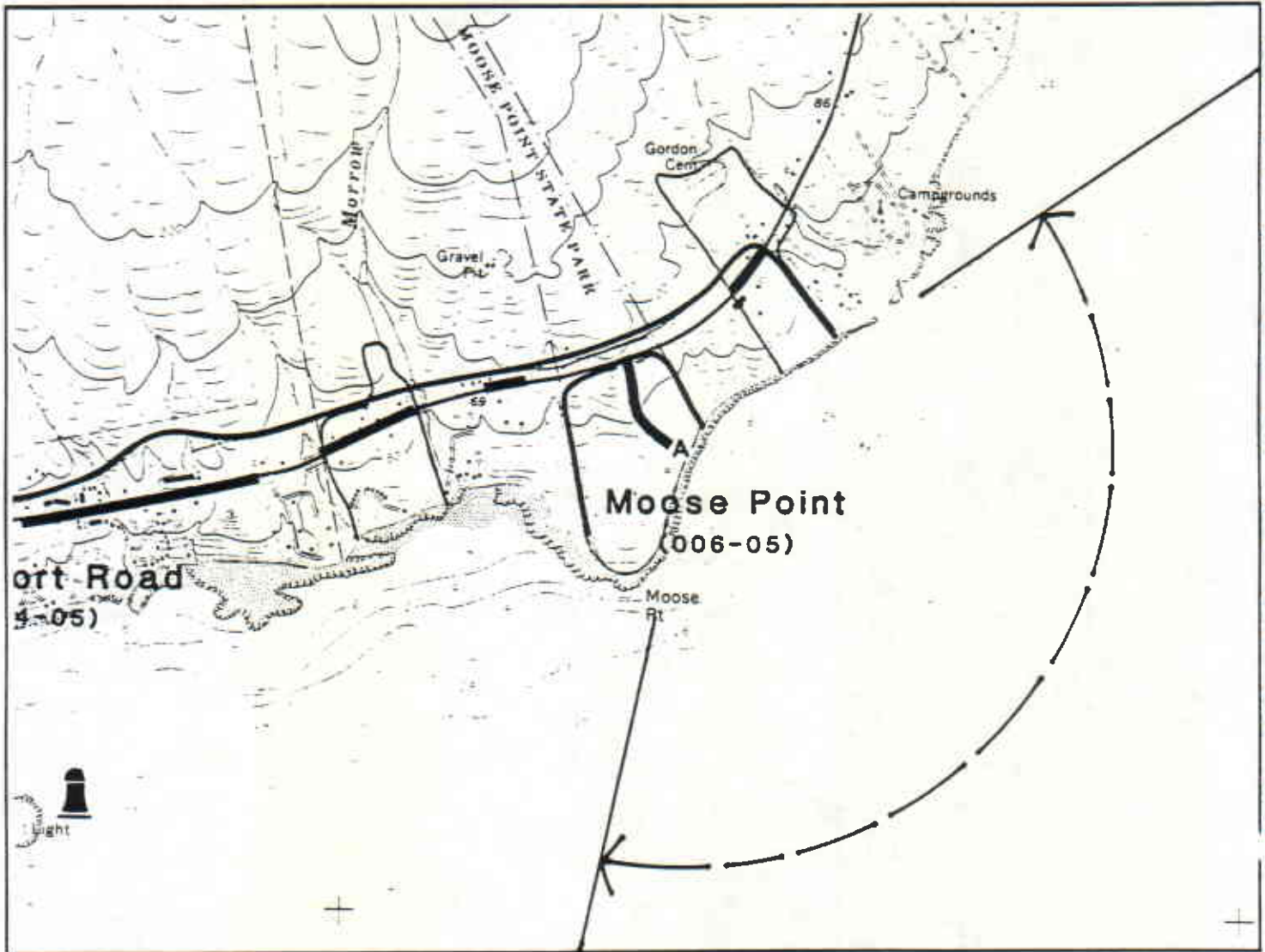
# Scenic Area Evaluation Form

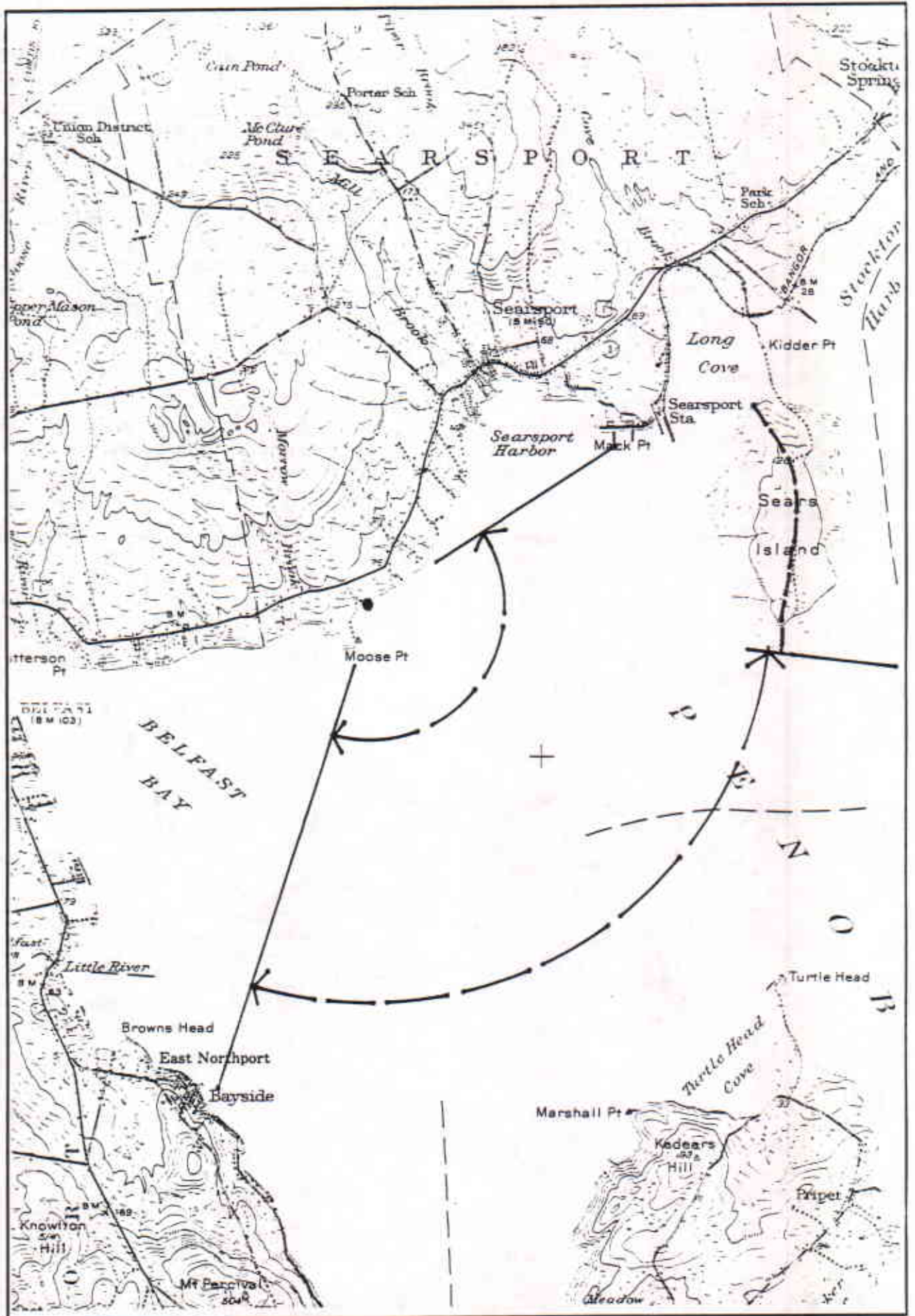
Scenic Area **Moose Point** Code **006-05** Town(s) **Searsport County Waldo**  
 1989 Coastal Scenic Inventory Maine State Planning Office

SI	S	IP	Special Interest/Score/Indicators Present
			1.Landform Topography____Slope____
			2.Open Land
			3.Shoreline Configuration
			4.Scenic Features
	21		5.Scenic Quality of Water
			Duration of View 9
			Type of Water 9
			Quality of Horizon 3
	21	1	Desktop Subtotal
	16		6.Landscape Character
			Land Use 7
			Roadside Characteristics 3
			Settlement Characteristics 6
	6		7.Vegetation
	6		8.Composition & Effect
	49		<b>Total Score</b>
			<b>Special Interest</b>

**Viewshed Description** Moose Point State Park is a low-key, natural area with rolling lawns and a mature pine forest. Park access road provides open views to Penobscot Bay and ends in a parking lot at the waterfront. Foreground elements include lawns, the parking lot, pine forest, and Penobscot Bay. Midground consists of the waters of Penobscot Bay with background views to Islesboro on the horizon. The landscape is well kept and in good overall condition.

**Viewshed Management Recommendations**  
 Continued high level of maintenance. Interpretive signage to orient the visitor to Penobscot Bay.





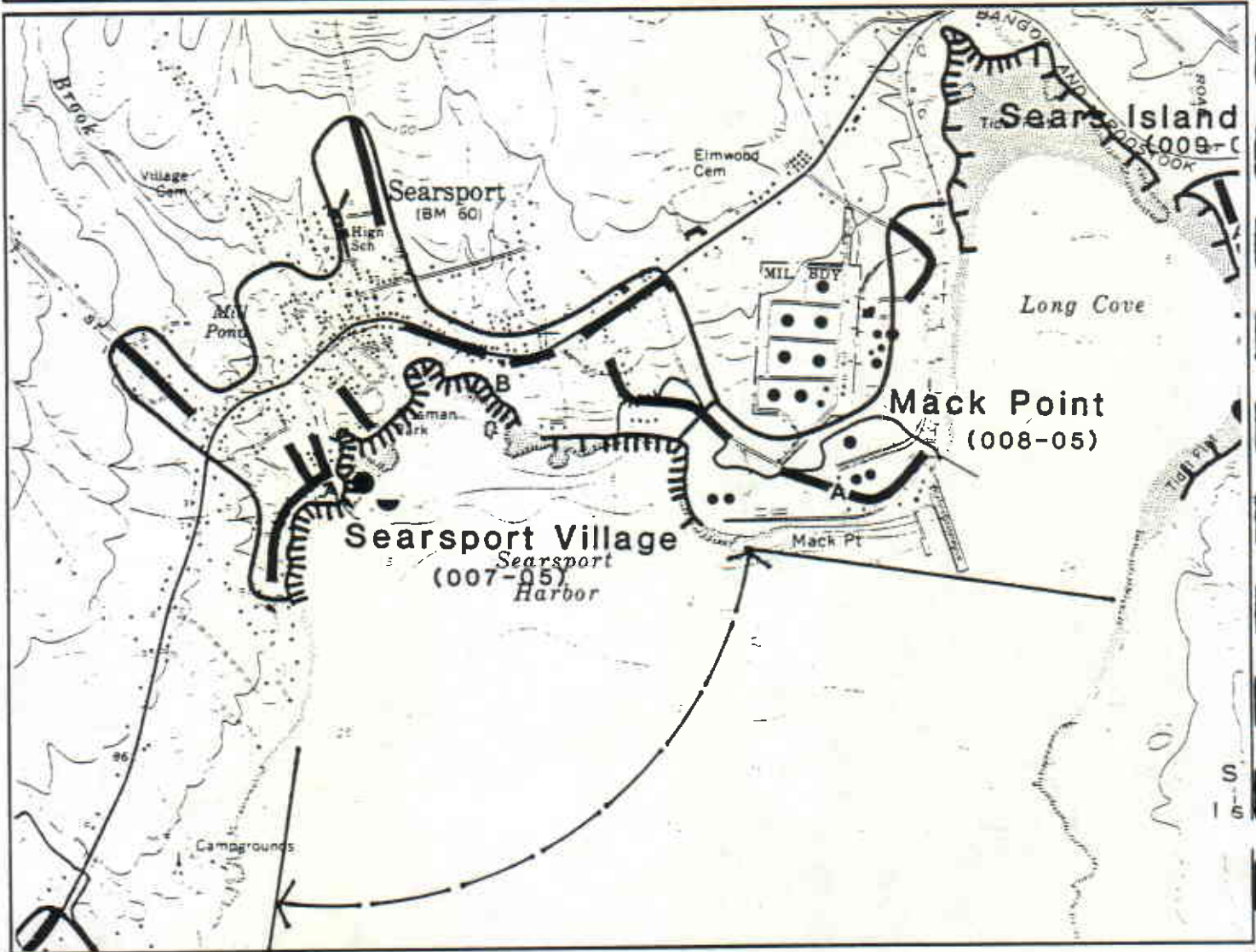
# Scenic Area Evaluation Form

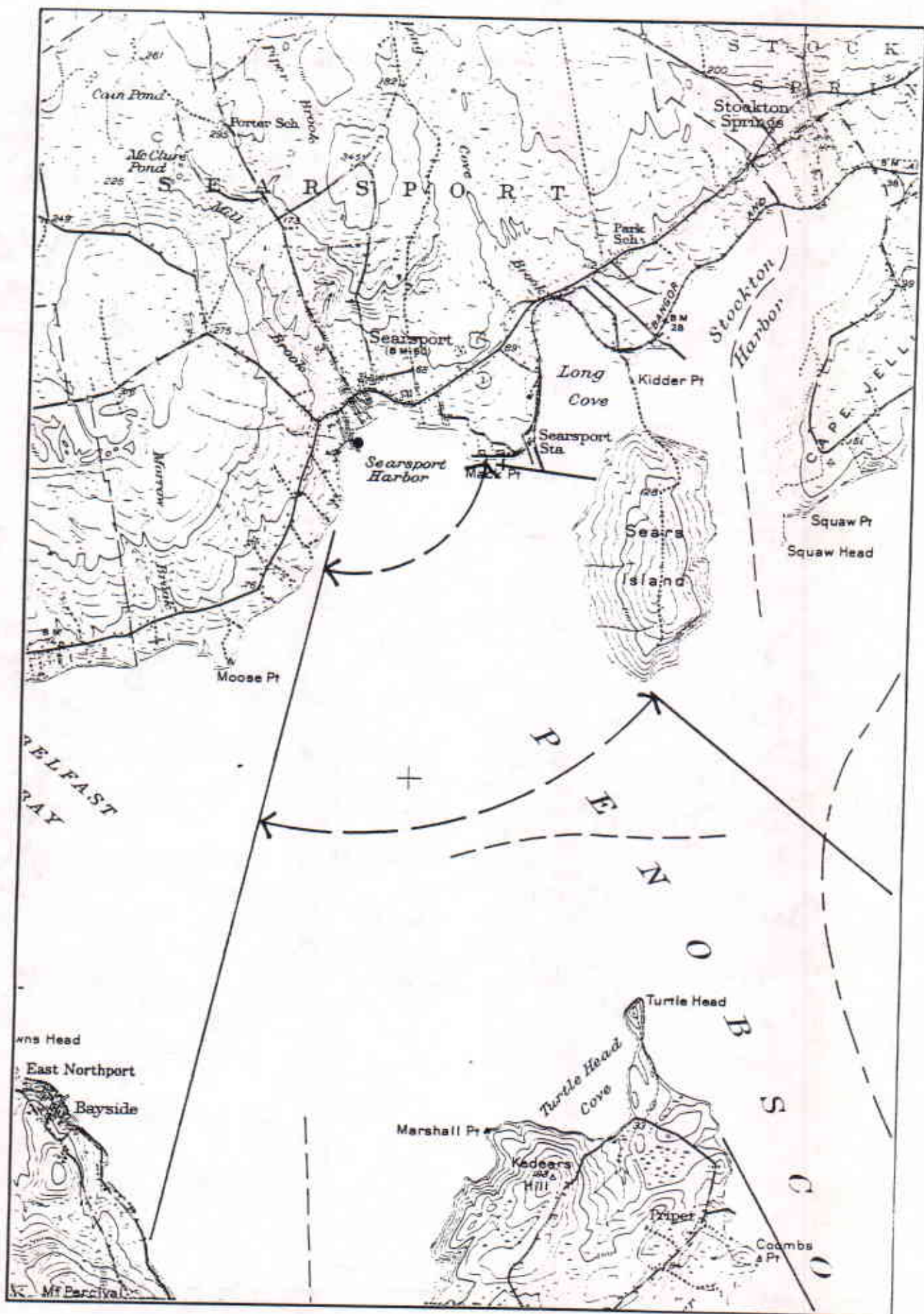
Scenic Area **Searsport Village** Code **007-05** Town(s) **Searsport** County **Waldo**  
 1989 Coastal Scenic Inventory Maine State Planning Office

ST	S	IP	Special Interest/Score/Indicators Present
			1.Landform Topography____Slope____
			2.Open Land
	6	X	3.Shoreline Configuration
	9	X	4.Scenic Features
	24		5.Scenic Quality of Water
			Duration of View 9
			Type of Water 12
			Quality of Horizon 3
	39	3	Desktop Subtotal
	4		6.Landscape Character
			Land Use 7
			Roadside Chacteristics 1
			Settlement Characteristics 6
	3		7.Vegetation
	6		8.Composition & Effect
	62		Total Score
			Special Interest

**Viewshed Description** A well maintained coastal village with a highly diverse waterfront and historic downtown area. Good waterfront access two blocks from Route One (Main Street). Foreground interest includes the historic homes and commercial area along Main Street, the well defined residential neighborhoods, the waterfront and boat launch. The views from the waterfront extend to Sears Island on the east and Islesboro on the south.

**Viewshed Management Recommendations** Strict site plan review ordinance to preserve visual access to the waterfront and the fine sense of scale throughout the town.





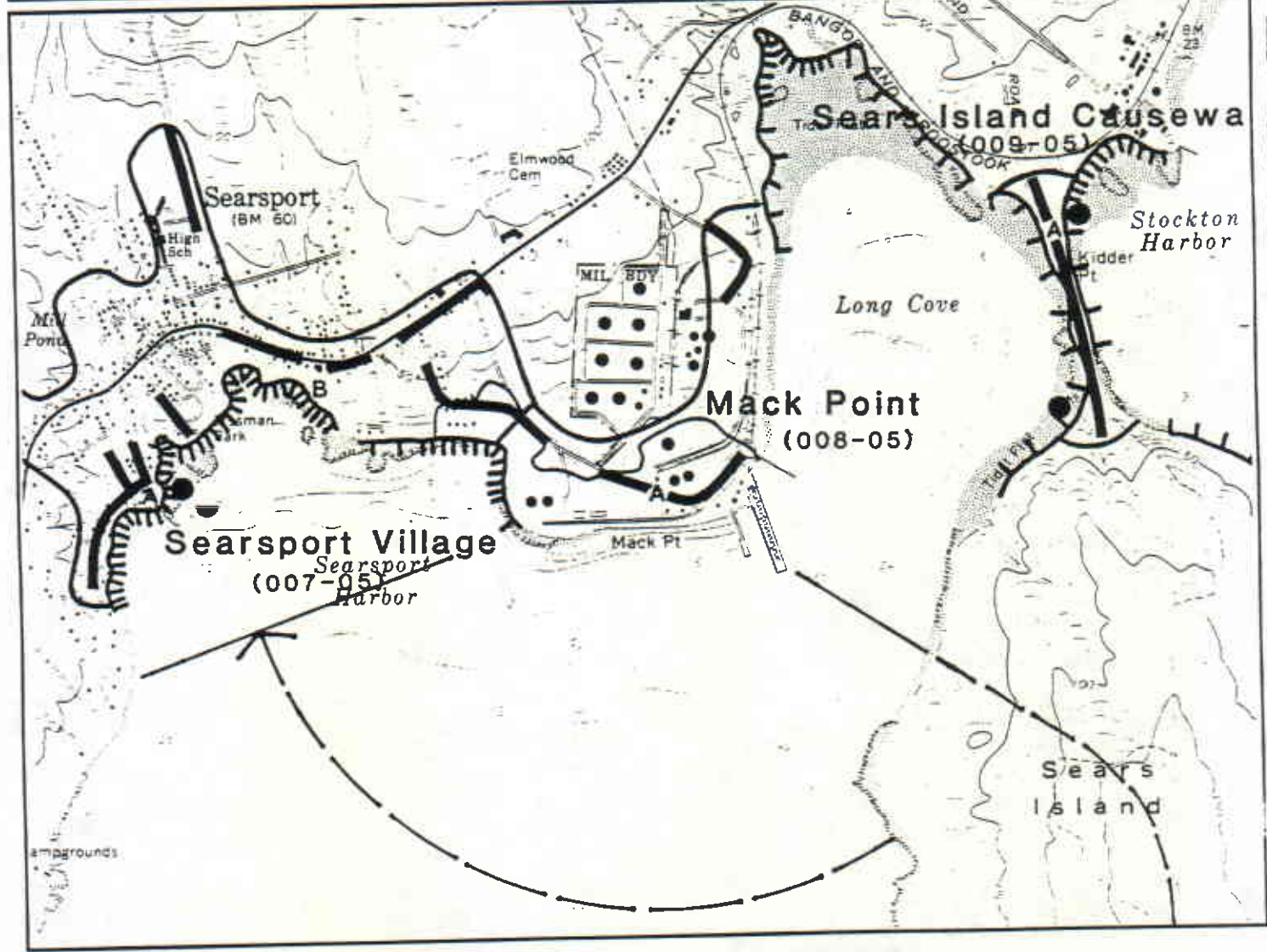
# Scenic Area Evaluation Form

Scenic Area **Mack Point** Code **008-05** Town(s) **Searsport** County **Waldo**  
 1989 Coastal Scenic Inventory Maine State Planning Office

SI	S	IP	Special Interest/Score/Indicators Present
			1.Landform Topography___Slope___
			2.Open Land
	6	X	3.Shoreline Configuration
			4.Scenic Features
	21		5.Scenic Quality of Water
			Duration of View 6
			Type of Water 12
			Quality of Horizon 3
	27	2	Desktop Subtotal
	7		6.Landscape Character
			Land Use 3
			Roadside Characteristics 1
			Settlement Characteristics 3
	3		7.Vegetation
	3		8.Composition & Effect
	40		<b>Total Score</b>
			<b>Special Interest</b>

**Viewshed Description** Extensive industrial landscape comprised of a shipping port and outdoor materials storage. Town road ends at the industrial area and provides views past stored materials to Penobscot Bay. Foreground elements include a meadow, second growth field, industrial material storage, shipping docks, and the waters of Penobscot Bay. Midground includes the bay and Sears Island with background views to the open ocean with Islesboro on the horizon. General landscape condition is poor to good. No screening has been provided for any outdoor activity areas.

**Viewshed Management Recommendations** Screening of stockpiles. Formal turn-around for non-industrial traffic.





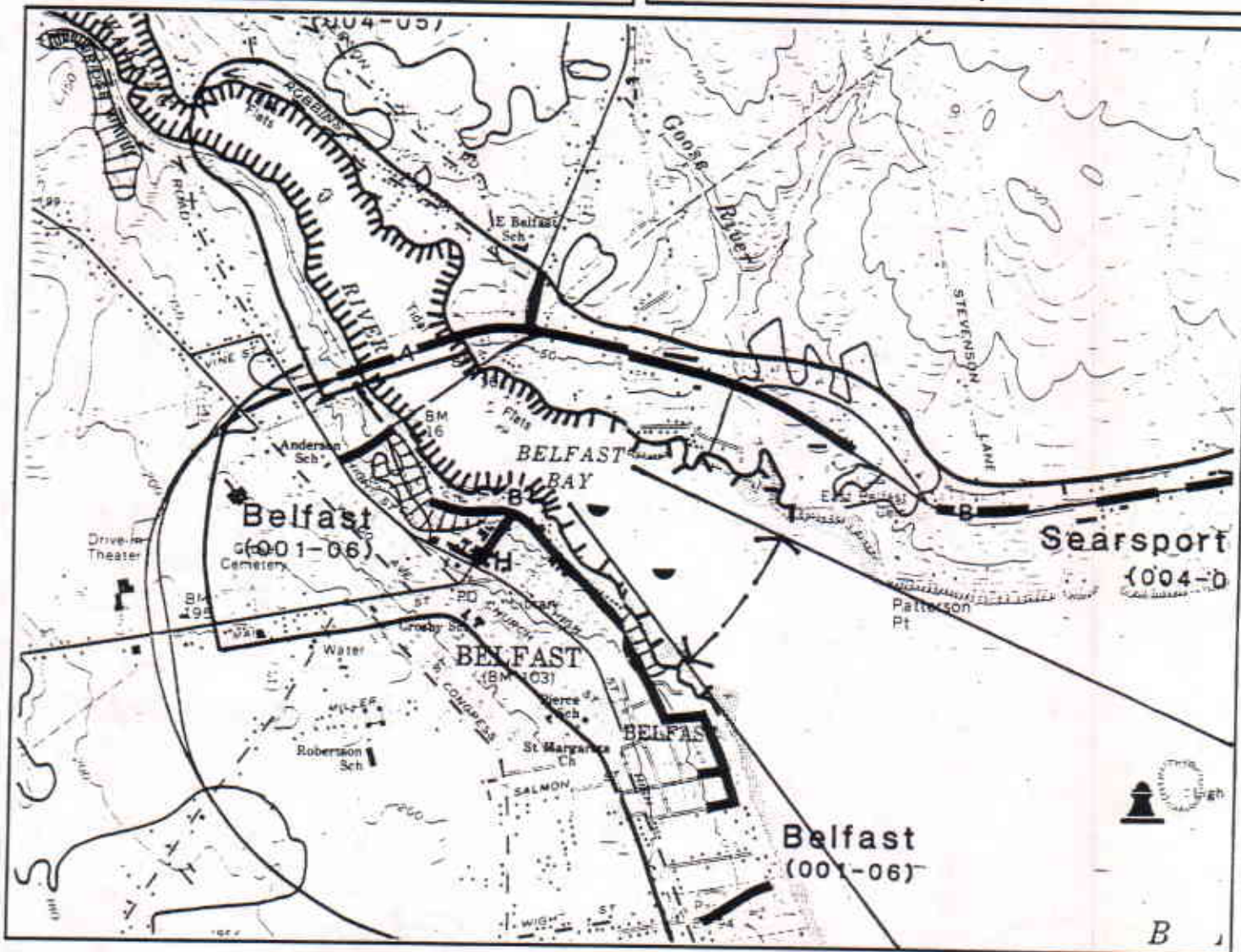
# Scenic Area Evaluation Form

Scenic Area **Belfast City** Code **001-06** Town(s) **Belfast** County **Waldo**  
 1989 Coastal Scenic Inventory Maine State Planning Office

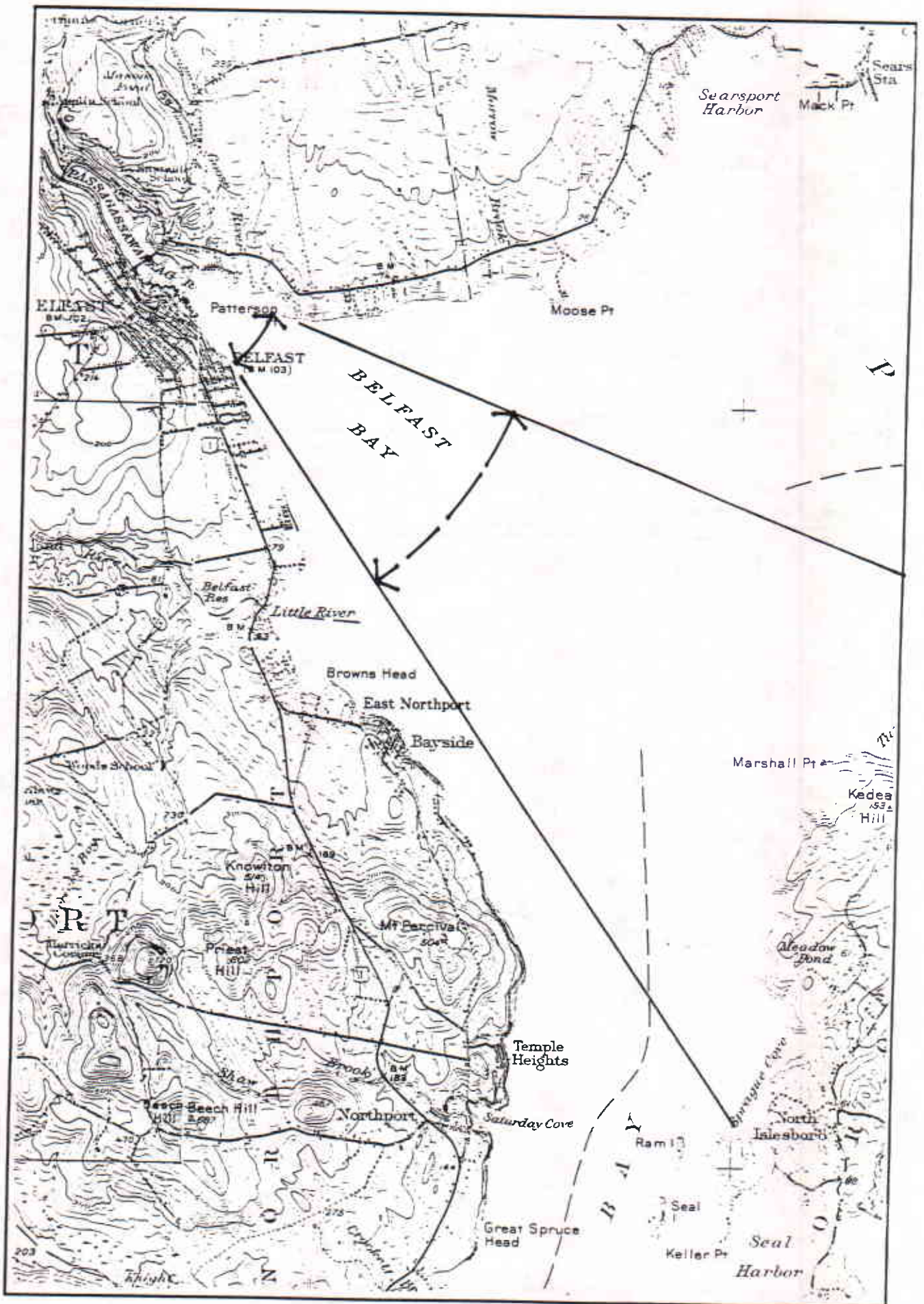
SI	S	IP	Special Interest/Score/Indicators Present
	2	X	1.Landform Topography___Slope 2
			2.Open Land
	6	X	3.Shoreline Configuration
	9	X	4.Scenic Features (Mooring Area)
	27		5.Scenic Quality of Water
			Duration of View 9
			Type of Water 12
			Quality of Horizon 6
	44	4	<b>Desktop Subtotal</b>
	12		6.Landscape Character
			Land Use 5
			Roadside Characteristics 1
			Settlement Characteristics 6
	3		7.Vegetation
	6		8.Composition & Effect
	65		<b>Total Score</b>
			<b>Special Interest</b>

**Viewshed Description** Belfast is a small city with a newly renovated downtown and waterfront park. The deep, protected harbor serves both commercial and pleasure craft. Main Street runs perpendicular to the waterfront, ending in an urban park with an adjacent parking lot, affording good access to the water. Foreground views include the park, wharves, historic structures, and mooring area. Midground is made up of bridges, mooring area, the opposite shoreline, and navigational markers. The background view consists of the waters of Penobscot Bay with Islesboro on the horizon.

**Viewshed Management Recommendations** Continued restoration of waterfront structures. Street tree program. Local ordinances to protect visual access to the water. Performance standards for new structures that respect the character of the city.







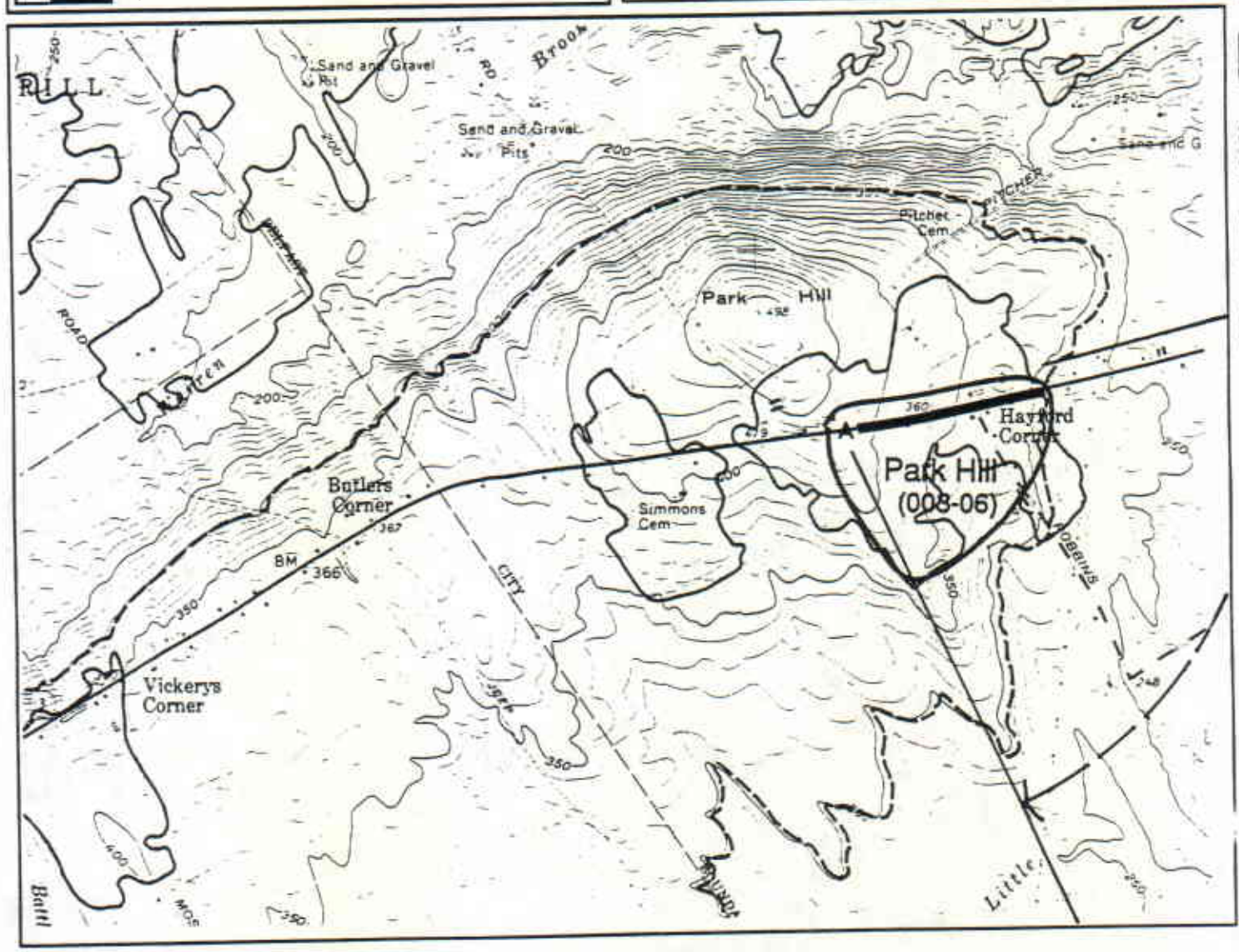
# Scenic Area Evaluation Form

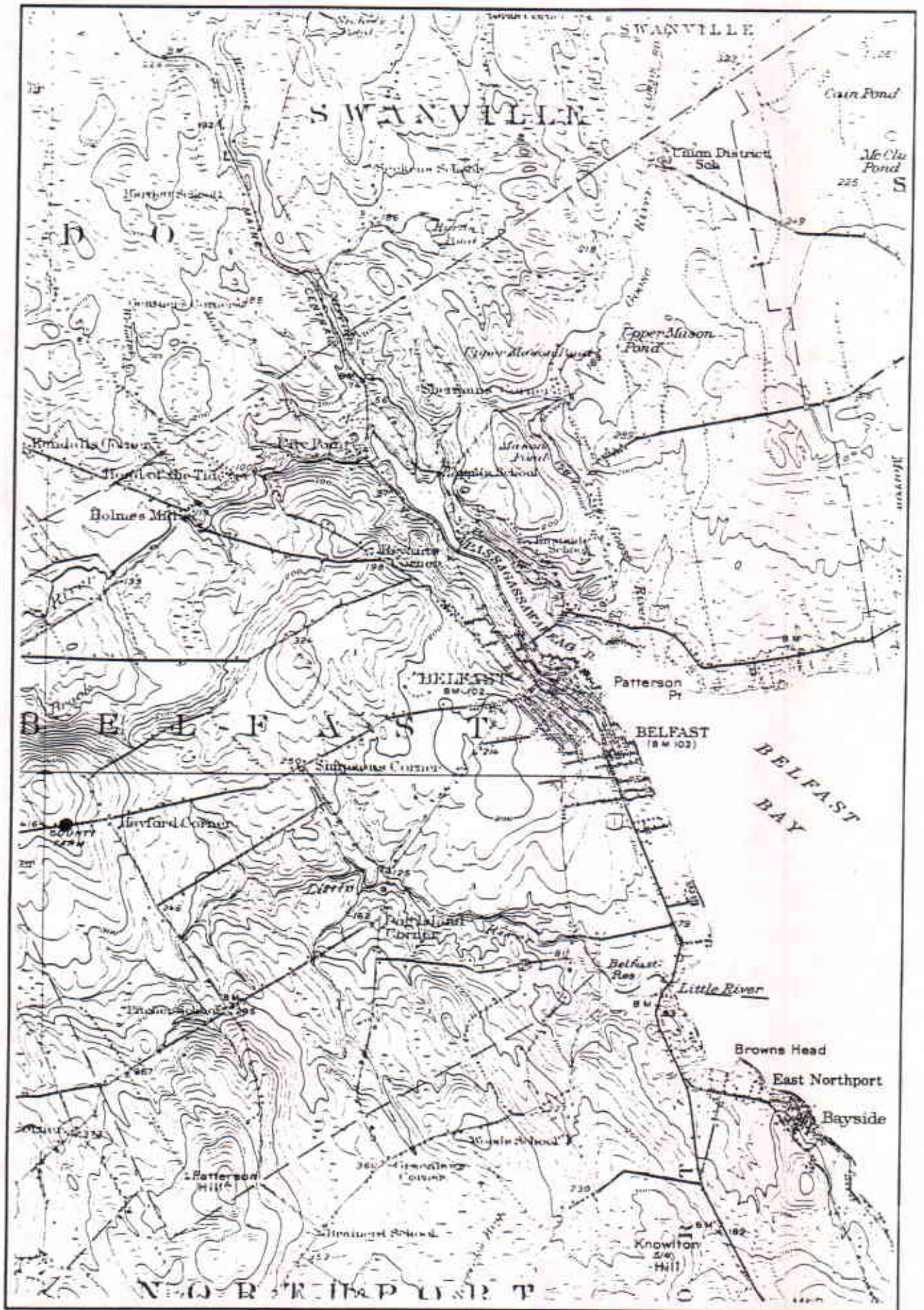
Scenic Area **Park Hill** Code **003-06** Town(s) **Belfast** County **Waldo**  
 1989 Coastal Scenic Inventory Maine State Planning Office

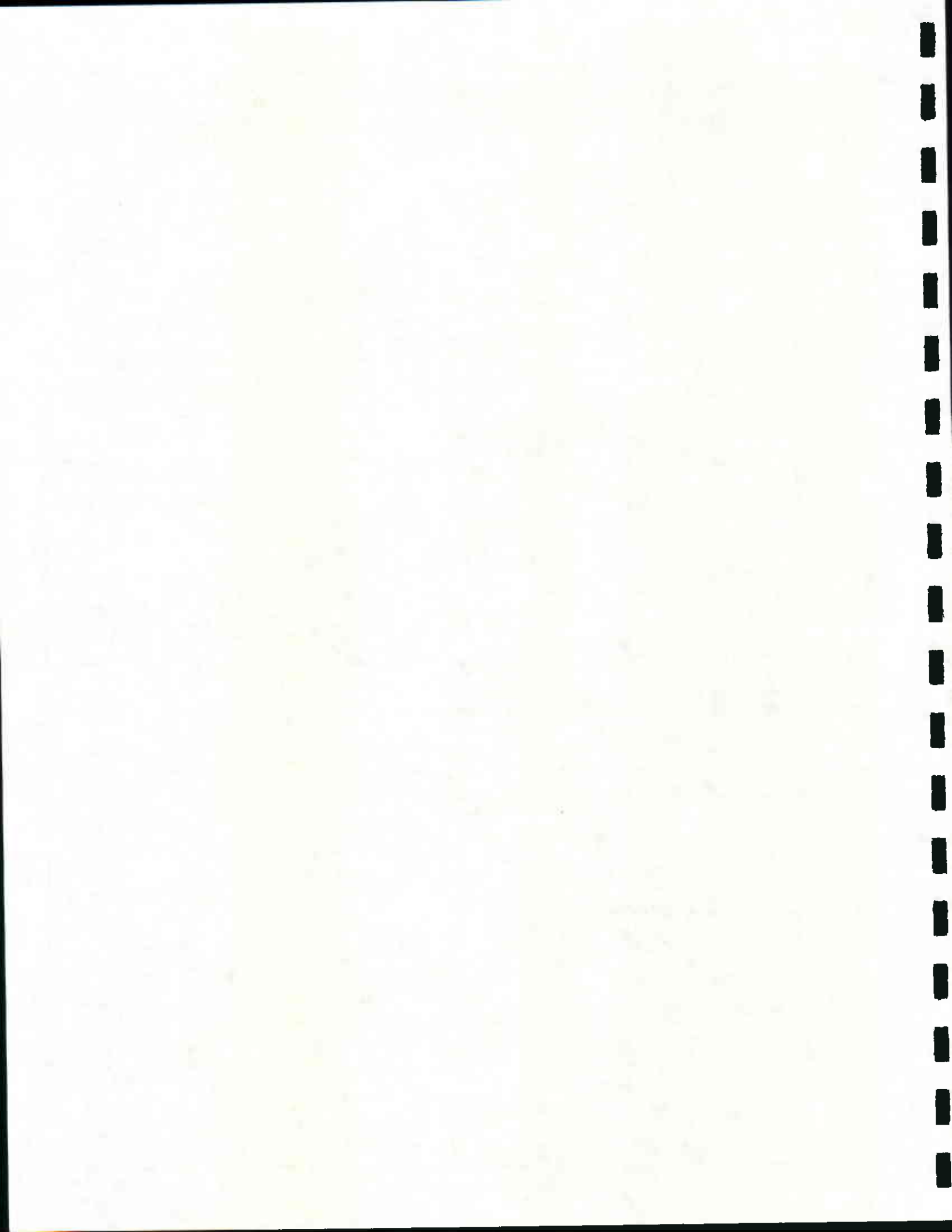
S	I	P	Special Interest/Score/Indicators Present
	1	X	1.Landform Topography 1 Slope
	6	X	2.Open Land
			3.Shoreline Configuration
			4.Scenic Features
	18		5.Scenic Quality of Water
			Duration of View 6
			Type of Water 9
			Quality of Horizon 3
	28	3	Desktop Subtotal
	11		6.Landscape Character
			Land Use 5
			Roadside Characteristics 3
			Settlement Characteristics 3
	6		7.Vegetation
	6		8.Composition & Effect
	48		Total Score
			Special Interest

**Viewshed Description** The first view of the water seen from Route 3. A locally significant overlook.

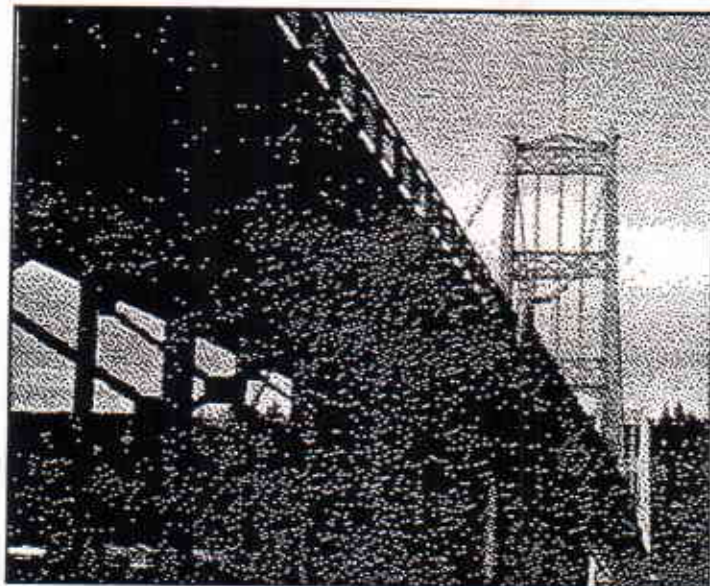
**Viewshed Management Recommendations** Protect open fields through site plan review ordinances, open space provisions in the zoning ordinance, encouragement of cluster development, and scenic inventory in the comprehensive plan.



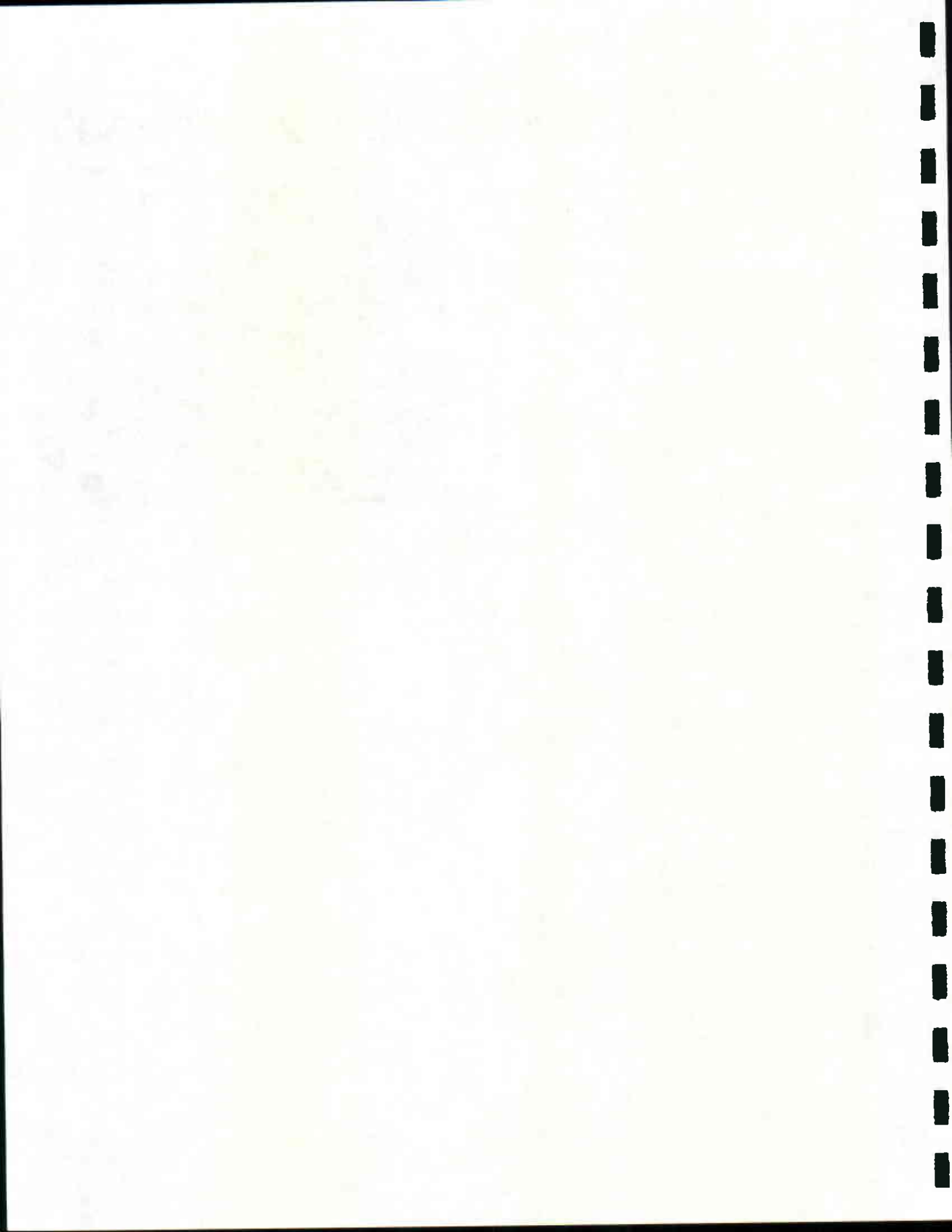




# SOUTH PENOBSCOT RIVER



Sears Island Causeway  
Mill Cove  
Cape Jellison Farm  
Fort Point Cove  
West Penobscot  
Sandy Point  
Mt. Tuck  
Fort Knox  
Bucksport Harbor  
Leaches Point





# Sub-Region Evaluation Form

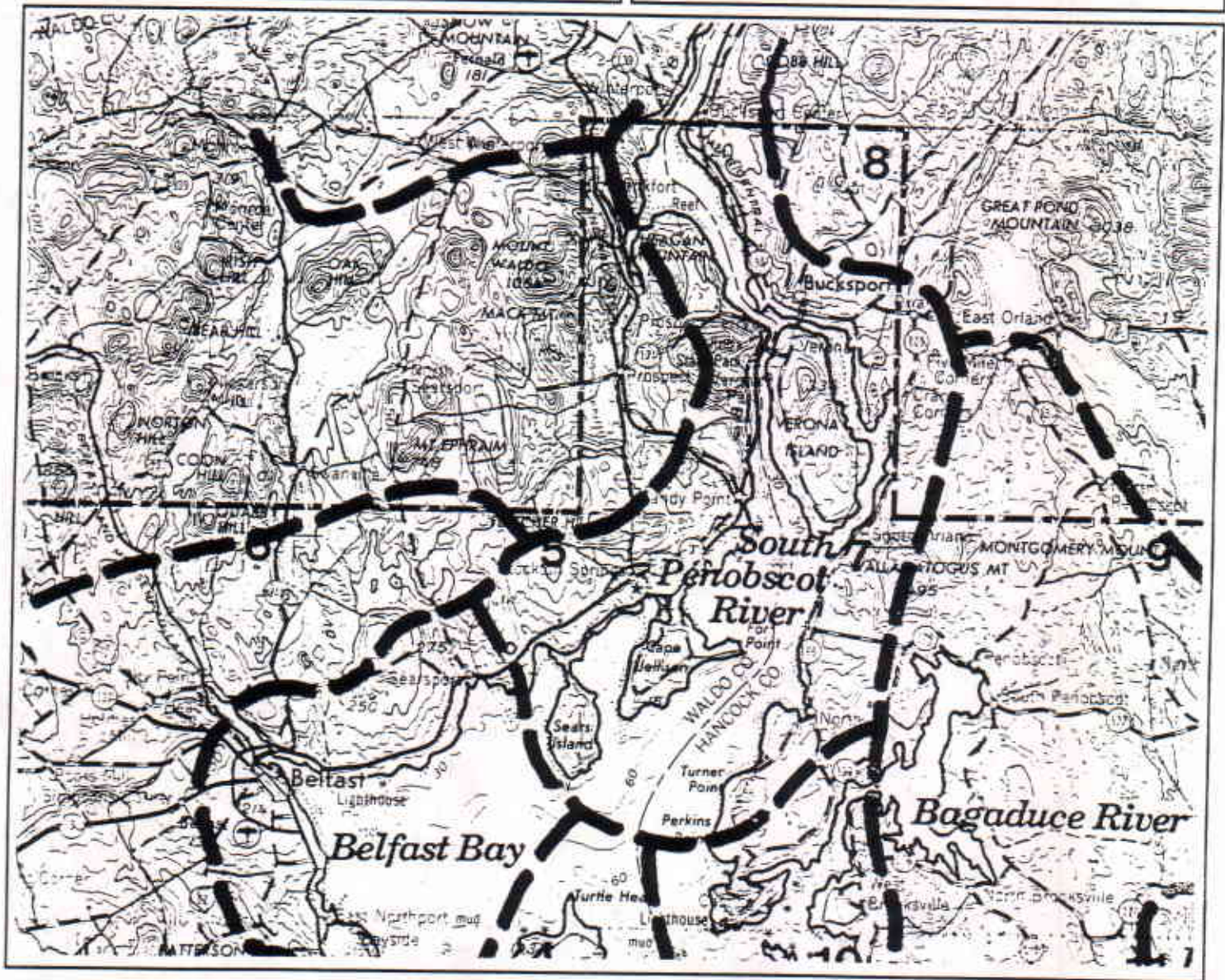
Sub-Region South Penobscot River Towns Searsport, Stockton Springs, Prospect, Bucksport, Verona, Orland, Penobscot  
1989 Coastal Scenic Inventory  
Maine State Planning Office

## Sub-Region Description

South Penobscot River is place where the Penobscot River meets the Ocean. Large islands and steep river banks define the landscape, and offer an abundance of changing views from a variety of levels. The western and northern sides of the area is highly developed, with small towns, industrial plants, Mack Point, and the proposed Sears Island cargo facility. The opposite shoreline and the islands are quite the opposite, with slower roads, fewer settlements, and fewer dramatic views.

## Scenic Areas

- Sears Island Causeway (009-05)
- Mill Cove (001-07)
- Cape Jellison Farm (002-07)
- Fort Point Cove (004-07)
- West Penobscot (006-07)
- Sandy Point (001-08)
- Mt. Tuck (002-08)
- Fort Knox (004-08)
- Bucksport Harbor (006-08)
- Leaches Point (010-08)



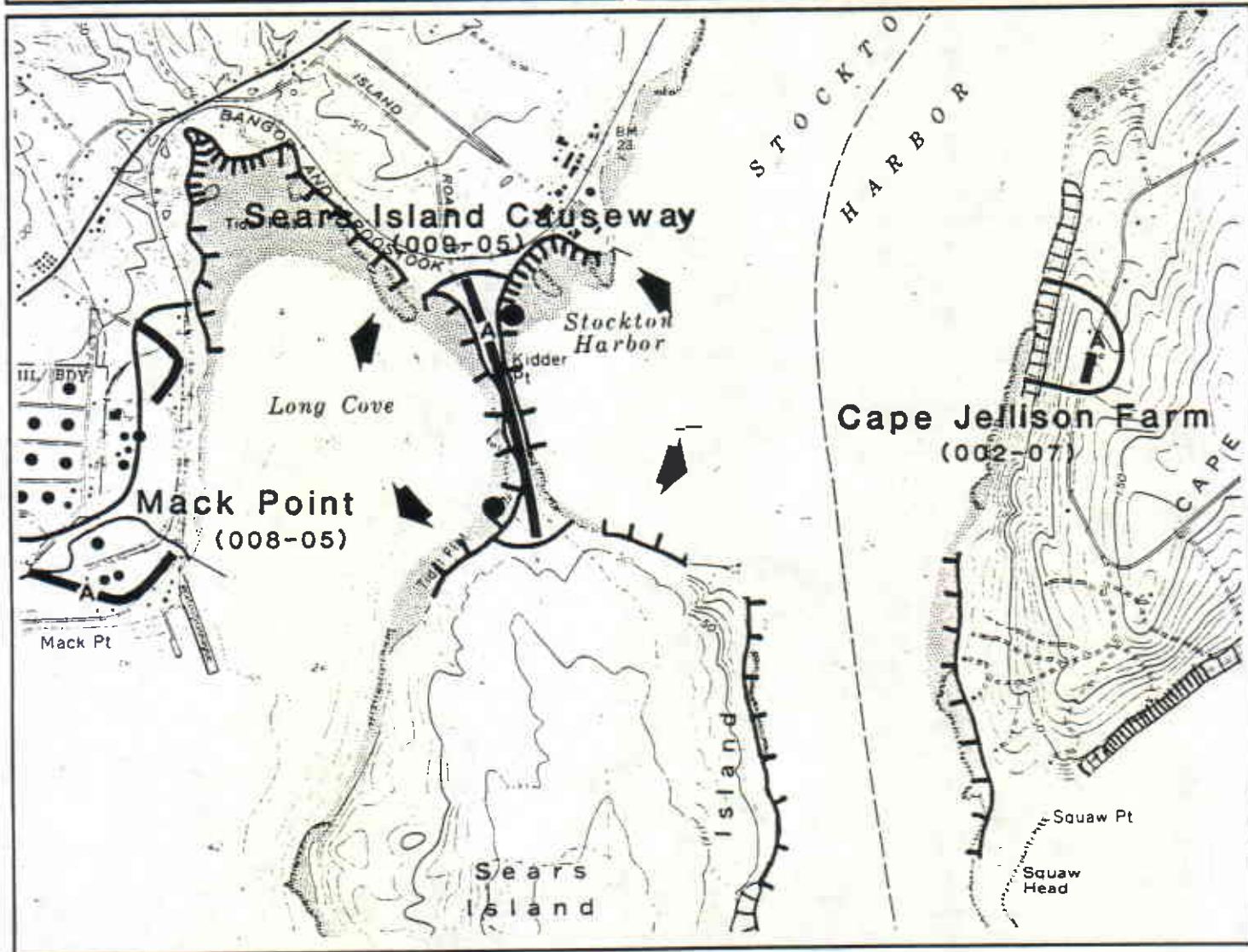
# Scenic Area Evaluation Form

Scenic Area **Sears Island Causeway** Code **009-05** Town(s) **Searsport** County **Waldo**  
 1989 Coastal Scenic Inventory Maine State Planning Office

ST	S	IP	Special Interest/Score/Indicators Present
			1.Landform Topography _____ Slope _____
			2.Open Land
	6	X	3.Shoreline Configuration
			4.Scenic Features
	27		5.Scenic Quality of Water Duration of View 9 Type of Water 12 Quality of Horizon 6
	33	2	Desktop Subtotal
	11		6.Landscape Character Land Use 5 Roadside Characteristics 3 Settlement Characteristics 3
	3		7.Vegetation
	6		8.Composition & Effect
	53		<b>Total Score</b>
			<b>Special Interest</b>

**Viewshed Description** A new causeway leading to the site of the proposed Sears Island Cargo Port. Views from the causeway include Mack Point and Stockton Harbor in the midground, and Penobscot Bay in the background. An enclosed landscape with a variety of natural forms and cultural uses.

**Viewshed Management Recommendations** A vegetation management program should be initiated as part of the operation of the cargo port to preserve vistas to the water and establish a transitional cover type along the edges of roadways.



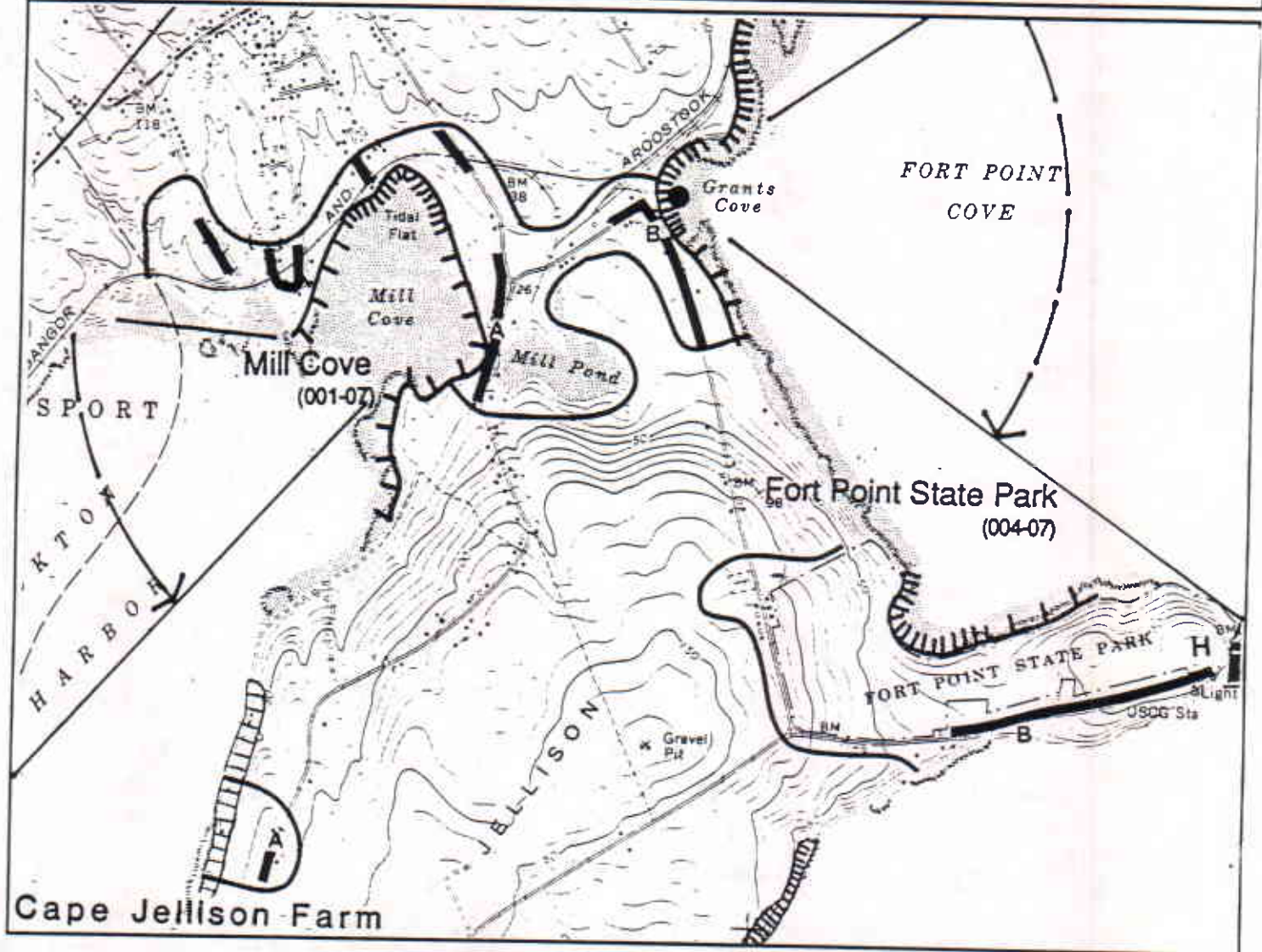
# Scenic Area Evaluation Form

Scenic Area Mill Cove Code 001-07 Town(s) Stockton Springs County Waldo  
 1989 Coastal Scenic Inventory  
 Maine State Planning Office

SI	S	IP	Special Interest/Score/Indicators Present
			1.Landform Topography___Slope___
			2.Open Land
X	6	X	3.Shoreline Configuration
			4.Scenic Features
	24		5.Scenic Quality of Water
			Duration of View 6
			Type of Water 12
			Quality of Horizon 6
	30	2	Desktop Subtotal
	11		6.Landscape Character
			Land Use 5
			Roadside Characteristics 3
			Settlement Characteristics 3
	6		7.Vegetation
	6		8.Composition & Effect
	53		Total Score
1			Special Interest

**Viewshed Description** Foreground view of a salt marsh at the upper end of Stockton Harbor, providing a natural backdrop to residential development outside of the village of Stockton Springs. Village roads parallel the shoreline and provide open views to the marshes and Penobscot Bay. Foreground elements include the marshes, a causeway between Mill Cove and Mill Pond, second growth meadow, recent housing, mud flats, and the waters of Stockton Harbor and Fort Point Cove. Midground views include the steeples on the village churches, the opposite shoreline, Sears Island Causeway, Stockton Harbor, the Penobscot River, and Fort Point Cove. Background views are to Penobscot Bay and spruce-covered hilltops. General landscape condition is good to very good.

**Viewshed Management Recommendations** Vegetation management along roadside.





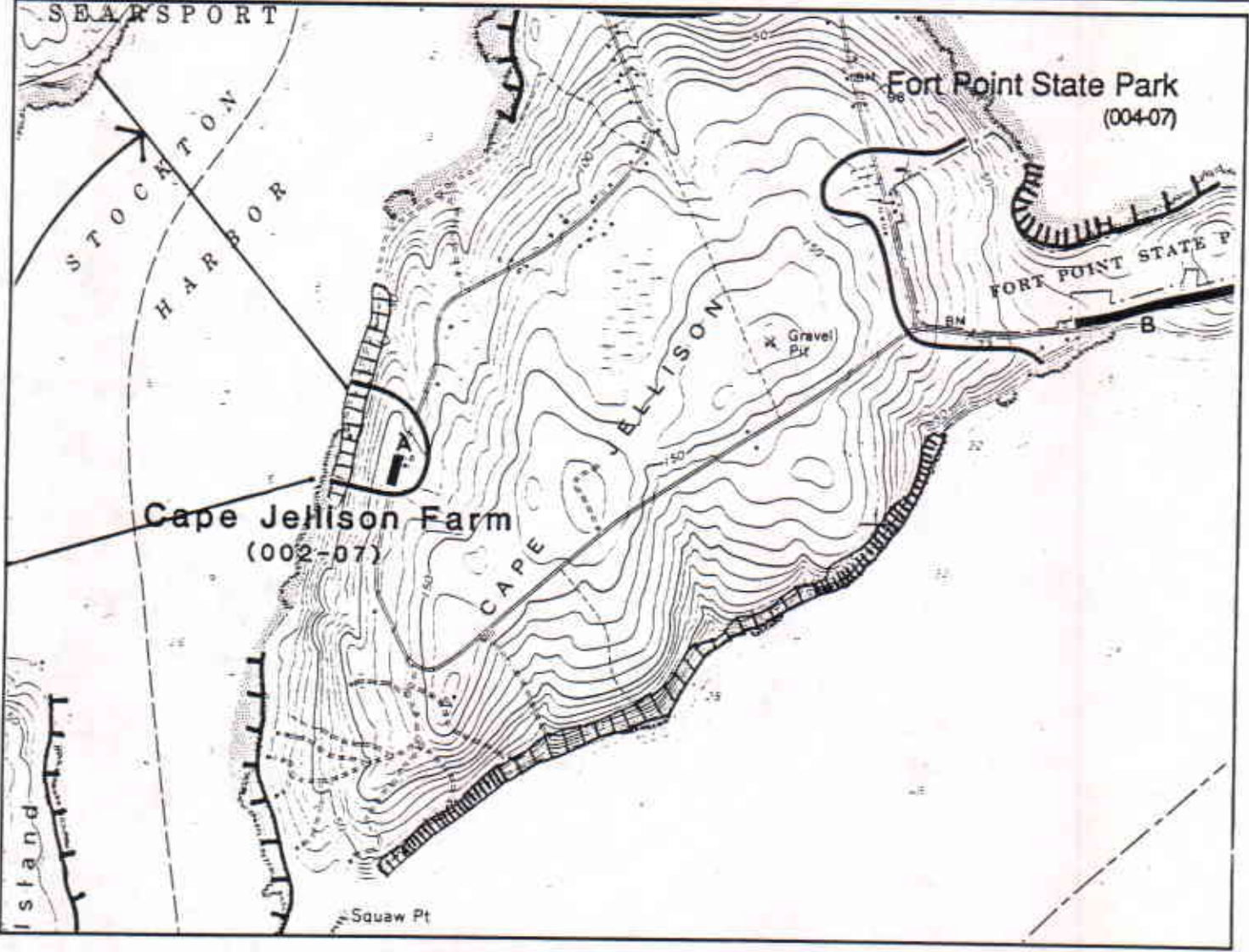
# Scenic Area Evaluation Form

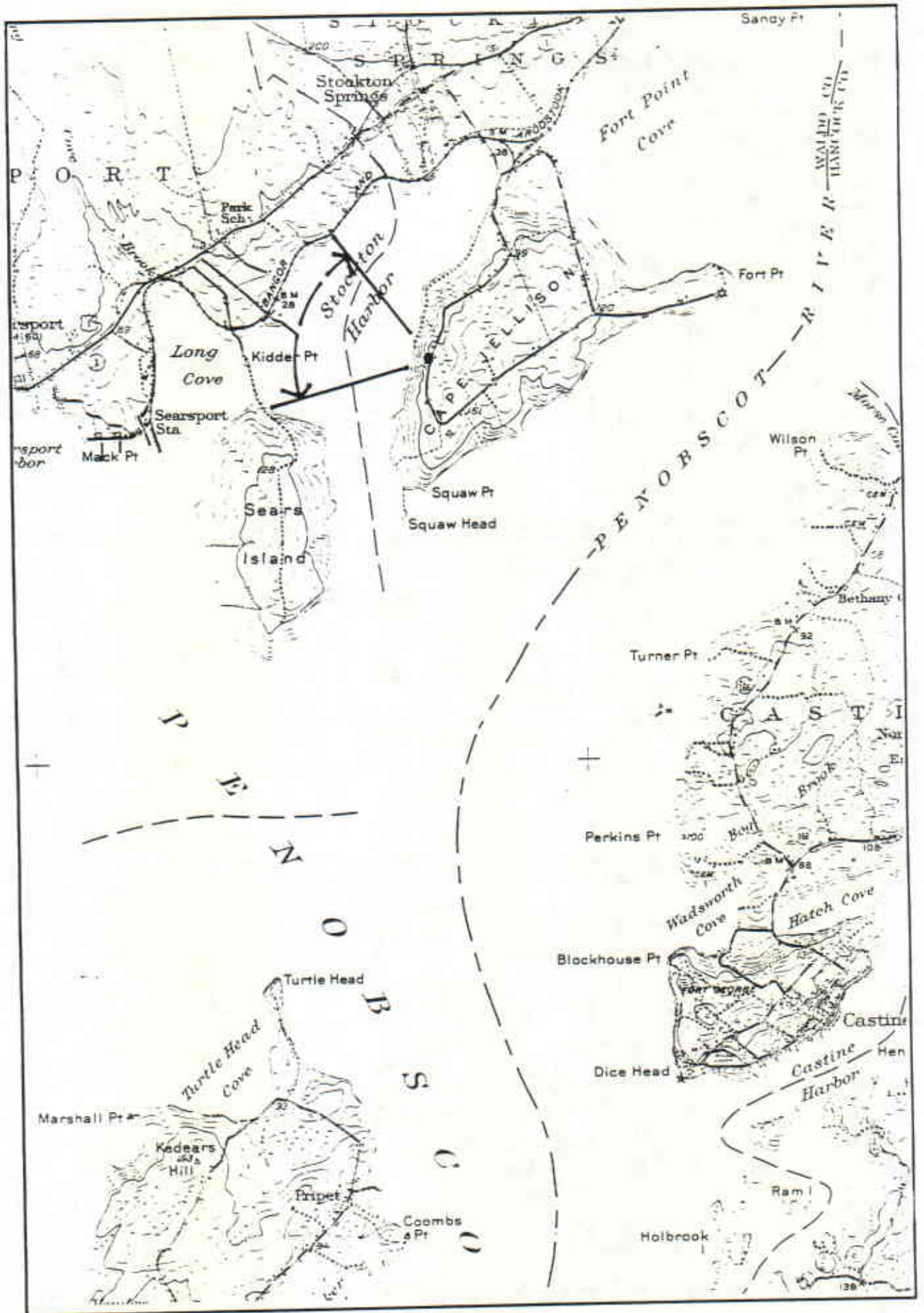
Scenic Area Cape Jellison Farm Code 002-07 Town(s) Stockton Springs County Waldo  
 1989 Coastal Scenic Inventory Maine State Planning Office

SI	S	IP	Special Interest/Score/Indicators Present
	2	X	1.Landform Topography___Slope 2
			2.Open Land
			3.Shoreline Configuration
			4.Scenic Features
	15		5.Scenic Quality of Water
			Duration of View 3
			Type of Water 9
			Quality of Horizon 3
	17	2	Desktop Subtotal
X	16		6.Landscape Character
			Land Use 7
			Roadside Characteristics 3
			Settlement Characteristics 6
	9		7.Vegetation
	9		8.Composition & Effect
	51		Total Score
			Special Interest

**Viewshed Description** Rural homestead located in a relatively undisturbed setting on Stockton Harbor. Early 19th century cape with barns overlook pasture with open views to water. Town road passes between the cape and the pasture and provides a short but open view to water. Foreground elements include structures, pasture, stone walls, and the waters of Stockton Harbor. Midground includes Stockton Harbor and the opposite shoreline. Background views are to wooded hilltops. The homestead is in very good condition with a very cohesive, yet short, view of the water.

**Viewshed Management Recommendations** Local land trust should work with owners to secure conservation easement.





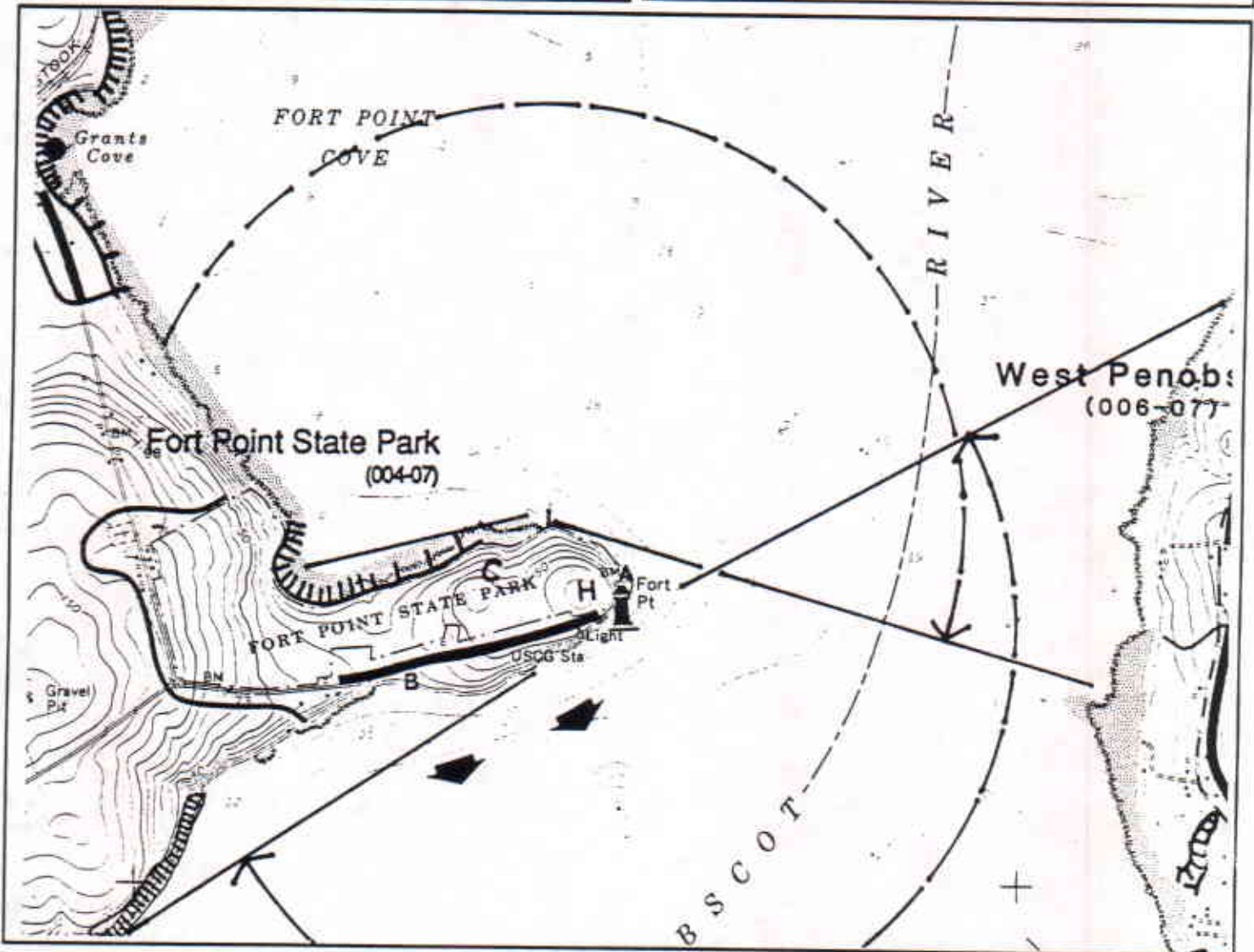
# Scenic Area Evaluation Form

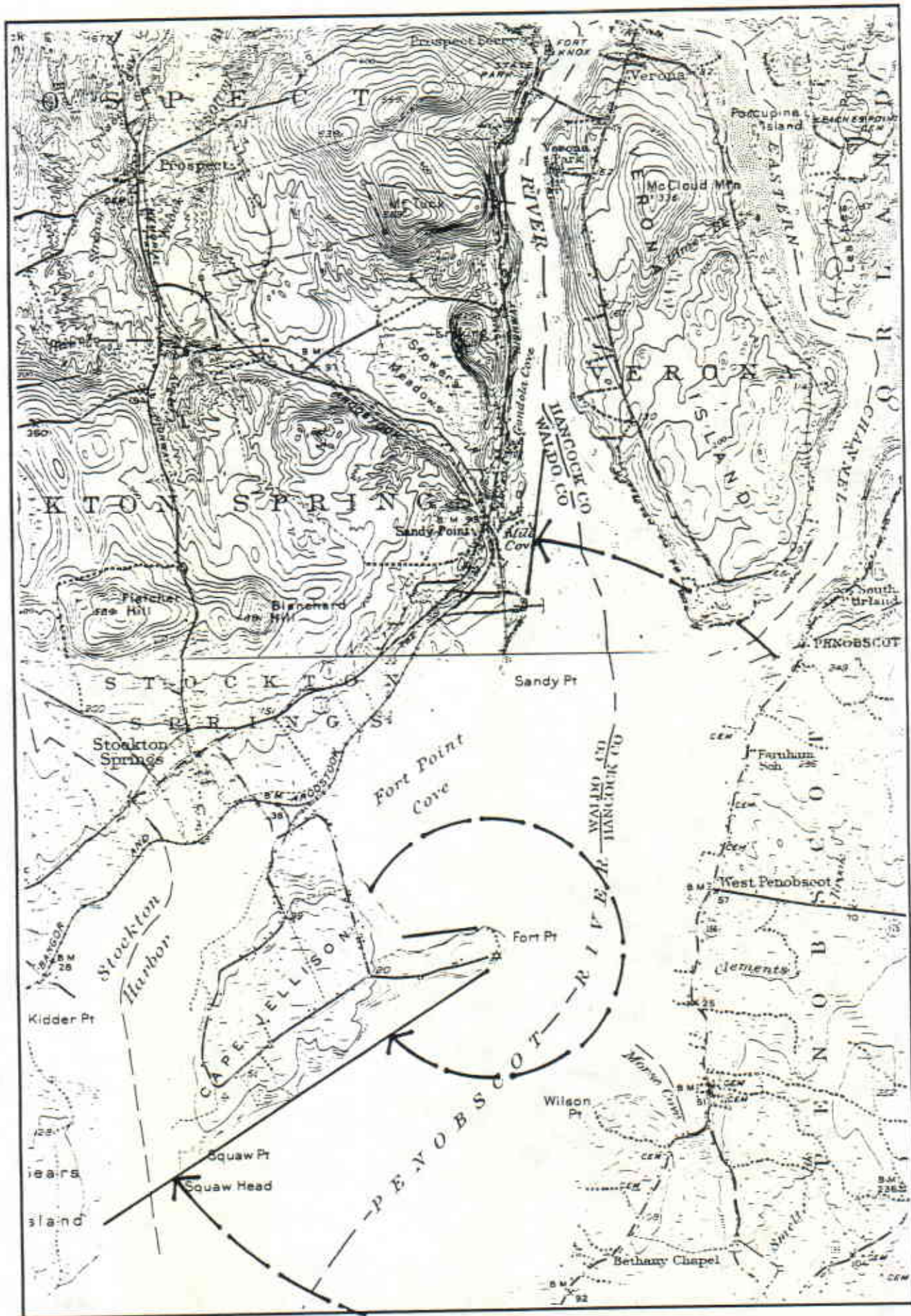
Scenic Area Fort Point State Park Code 004-07 Town(s) Stockton Springs County Waldo  
 1989 Coastal Scenic Inventory  
 Maine State Planning Office

SI	S	IP	Special Interest/Score/Indicators Present
	2	X	1.Landform Topography___Slope 2
			2.Open Land
	6	X	3.Shoreline Configuration
X	9	X	4.Scenic Features (Lighthouse/Fort)
	27		5.Scenic Quality of Water
			Duration of View 9
			Type of Water 9
			Quality of Horizon 9
	44	4	Desktop Subtotal
	19		6.Landscape Character
			Land Use 7
			Roadside Characteristics 3
			Settlement Characteristics 9
	6		7.Vegetation
	9		8.Composition & Effect
	68		Total Score
1			Special Interest

**Viewshed Description** Fort Point State Park consists of two major components: 1) an historic lighthouse, the ruins of an early fort, and the lightkeepers home facing the Penobscot River, and 2) a picnic area and a wharf set in a mature spruce forest overlooking Fort Point Cove. A well-designed access road meanders through the forest to the parking areas. This is a stark, solitary landscape, exhibiting great contrasts in height and form. The lighthouse, a simple, yet dignified little structure, is perched at the edge of a high bank overlooking the river. Views includes the Penobscot River, distant islands on the horizon, and spruce-covered hilltops. General landscape condition ranges from good to very good.

**Viewshed Management Recommendations** Continued high level of maintenance. Acquisition of conservation and/or view easements within viewshed.







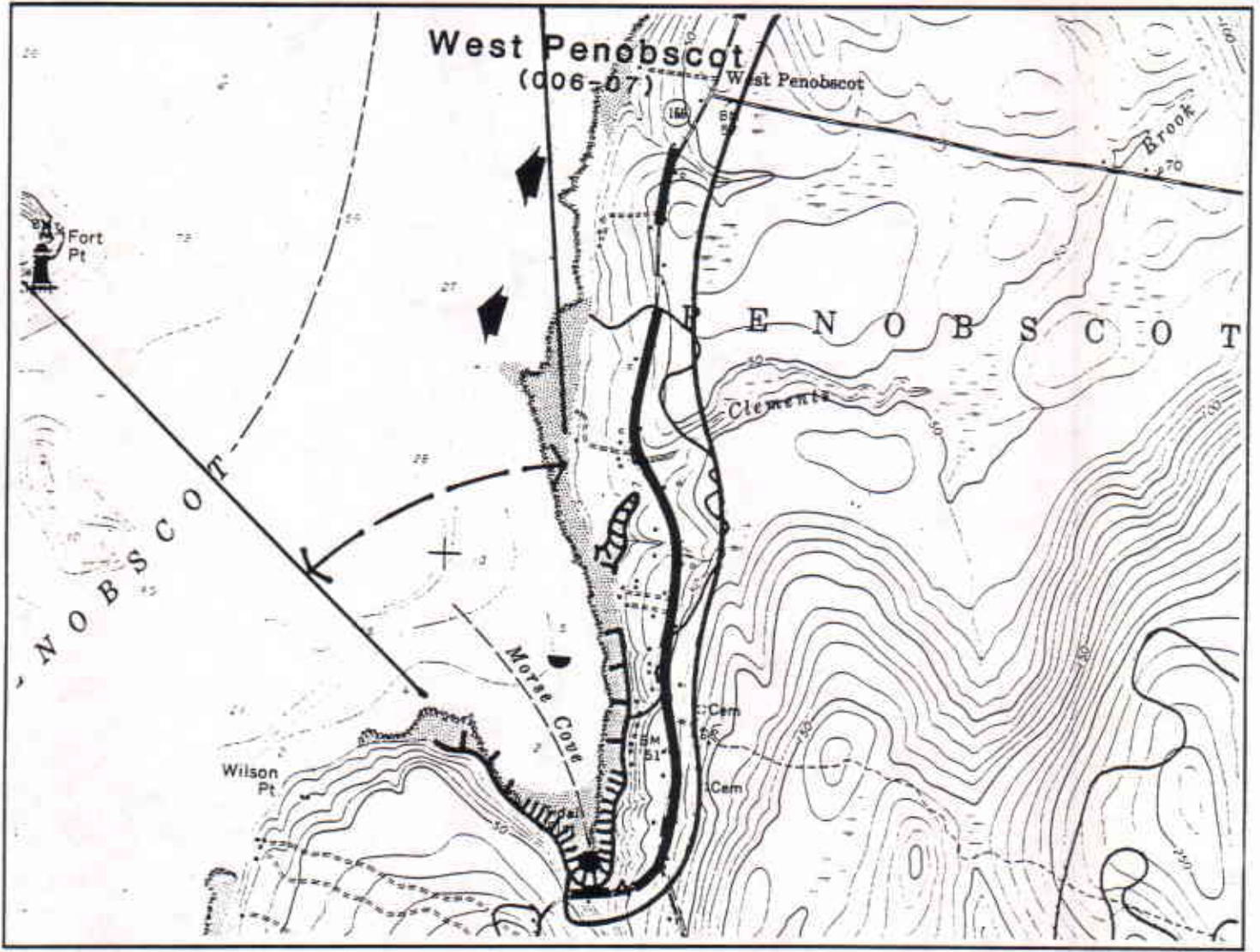
# Scenic Area Evaluation Form

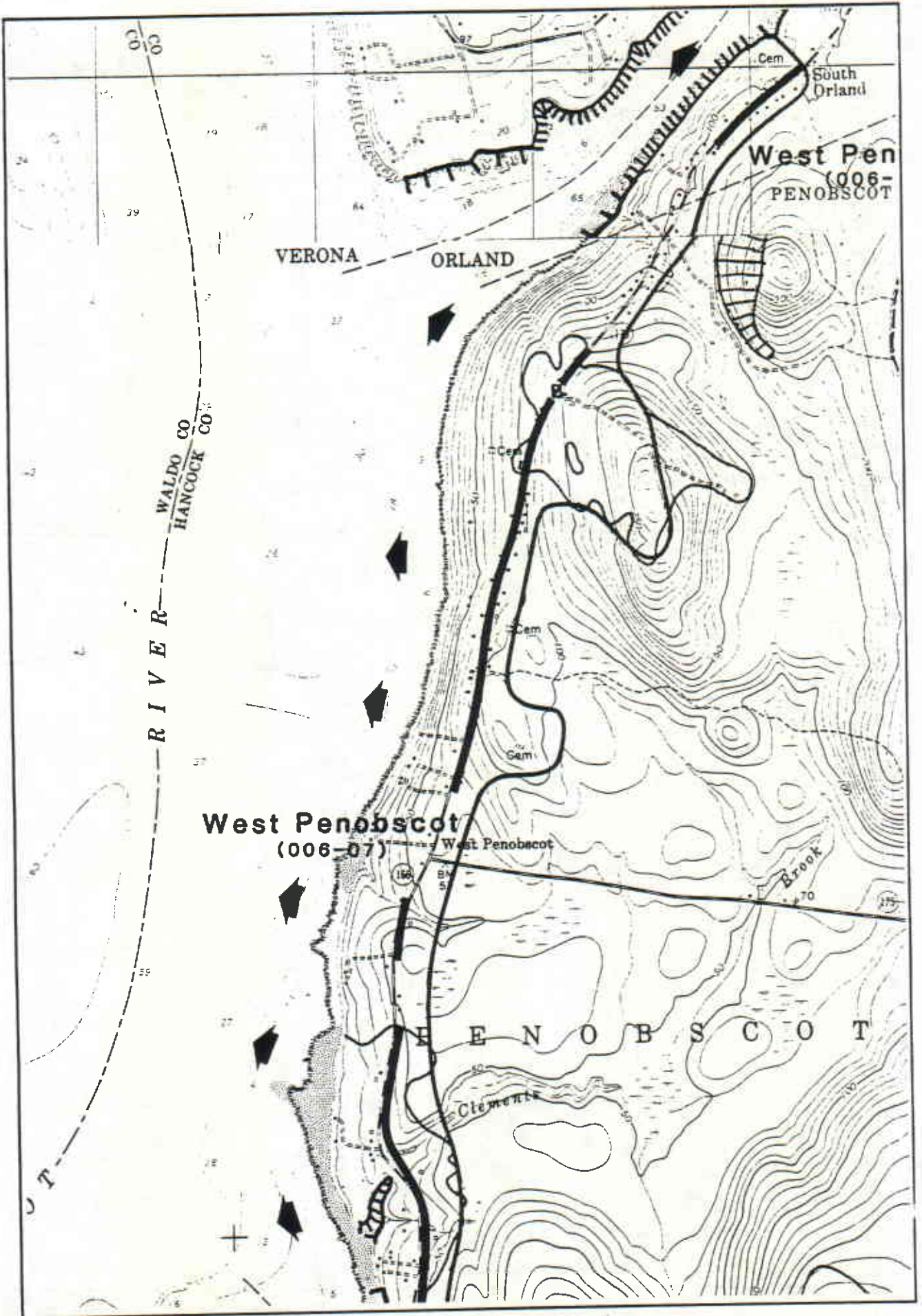
Scenic Area **West Penobscot** Code **006-07** Town(s) **Penobscot** County **Hancock**  
 1989 Coastal Scenic Inventory Maine State Planning Office

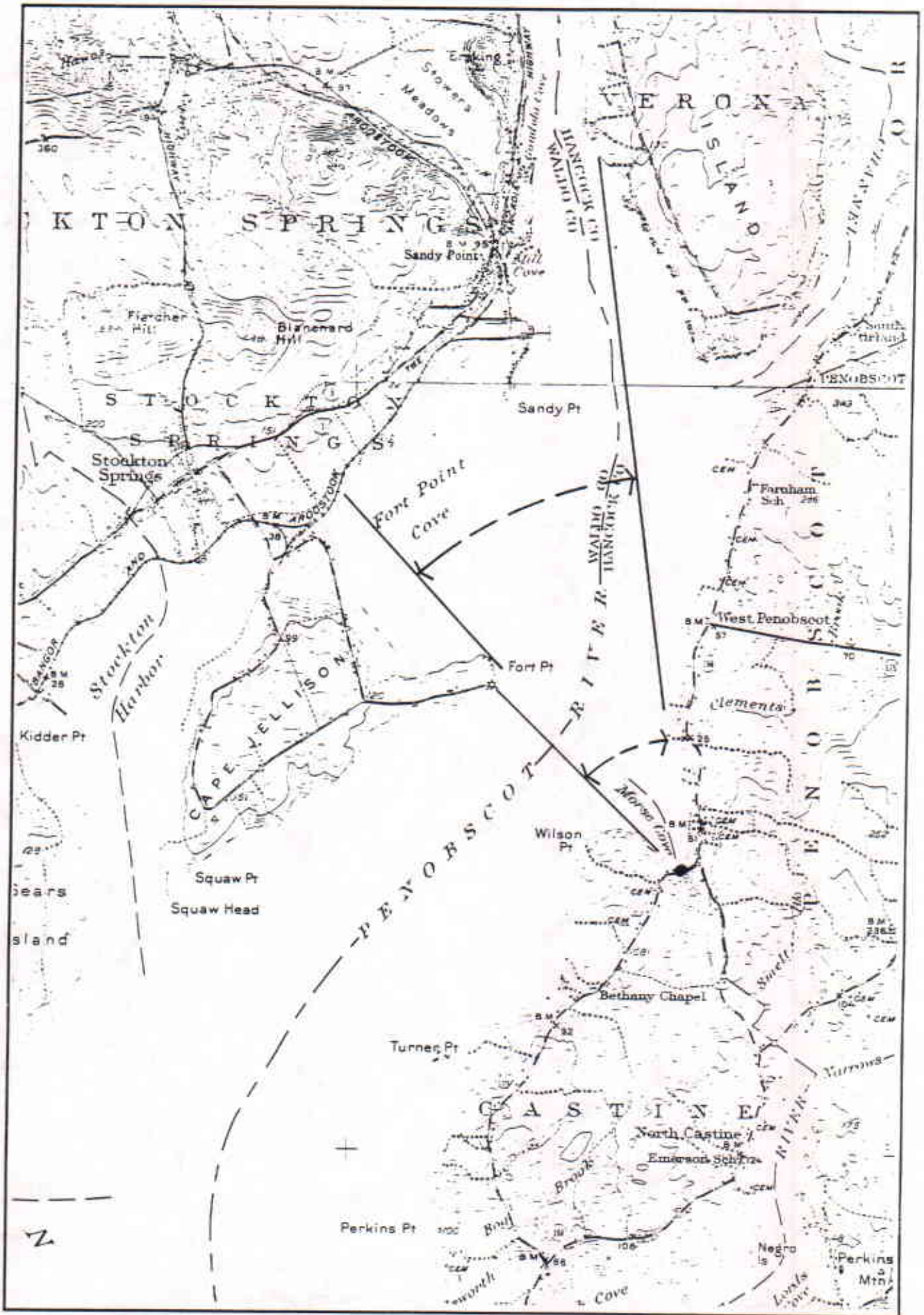
ST	S	IP	Special Interest/Score/Indicators Present
			1.Landform Topography ___ Slope ___
	3	X	2.Open Land
			3.Shoreline Configuration
	6	X	4.Scenic Features
	21		5.Scenic Quality of Water
			Duration of View 9
			Type of Water 9
			Quality of Horizon 3
	30	3	Desktop Subtotal
	11		6.Landscape Character
			Land Use 5
			Roadside Characteristics 3
			Settlement Characteristics 3
	3		7.Vegetation
	3		8.Composition & Effect
	47		<b>Total Score</b>
			<b>Special Interest</b>

**Viewshed Description** A series of pastoral intermittent views west to the Penobscot River from Routes 166/175. Foreground consists of well tended farms and open fields that occasionally extend down to the river. The view extends to the west side of the river, the village of Stockton Springs, and Fort Point. A locally significant series of views with a high degree of variety.

**Viewshed Management Recommendations** Protection of open fields and visual access to the water through zoning ordinance, and subdivision and site plan review.







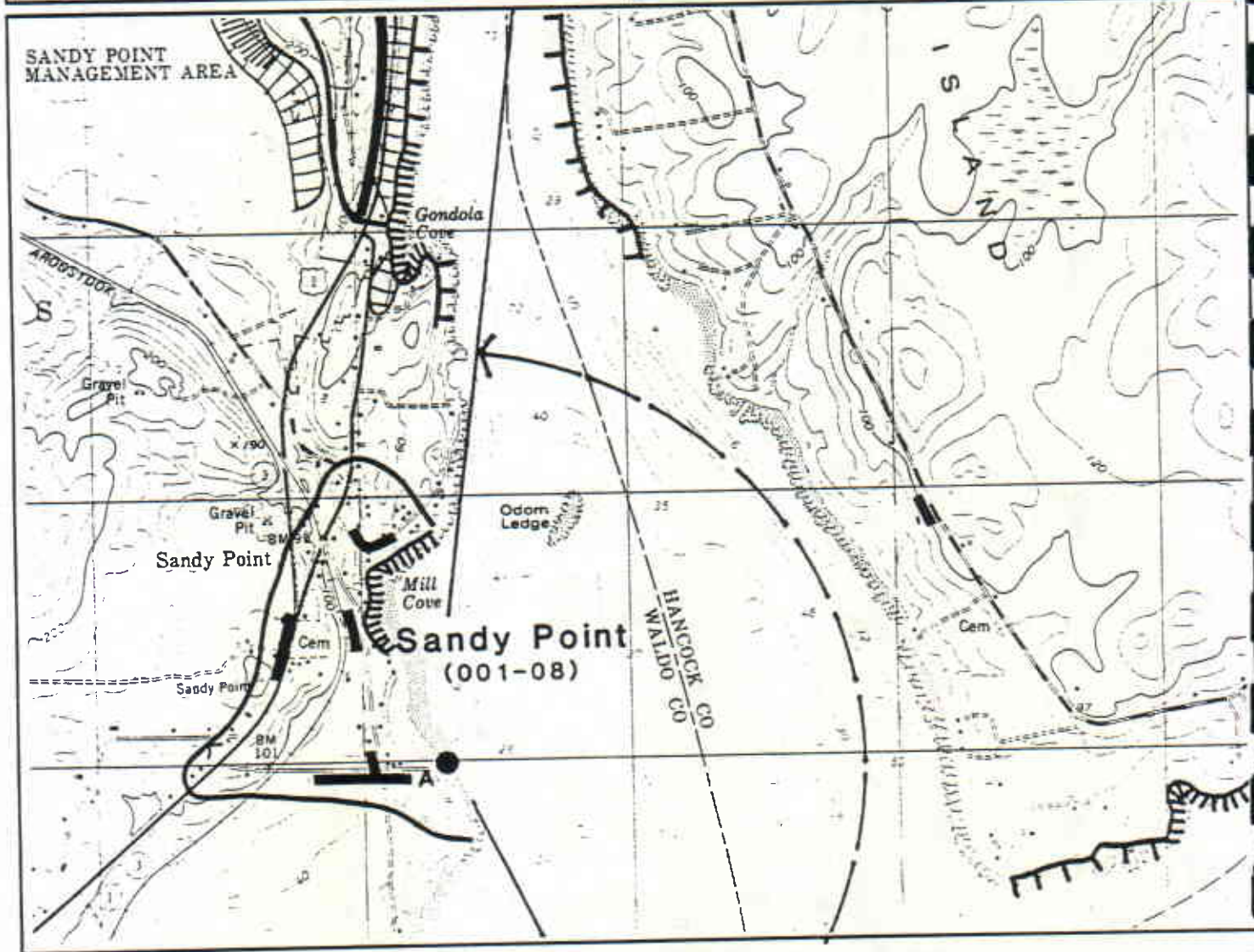
# Scenic Area Evaluation Form

Scenic Area **Sandy Point** Code **001-08** Town(s) **Stockton Springs** County **Waldo**  
 1989 Coastal Scenic Inventory Maine State Planning Office

ST	S	IP	Special Interest/Score/Indicators Present
			1.Landform Topography___Slope___
			2.Open Land
6	X		3.Shoreline Configuration
9	X		4.Scenic Features (Stone Beach)
27			5.Scenic Quality of Water
			Duration of View 9
			Type of Water 12
			Quality of Horizon 6
42	3		<b>Desktop Subtotal</b>
9			6.Landscape Character
			Land Use 5
			Roadside Characteristics 1
			Settlement Characteristics 3
3			7.Vegetation
6			8.Composition & Effect
60			<b>Total Score</b>
			<b>Special Interest</b>

**Viewshed Description** Small cottage community on the Penobscot River opposite Verona Island. The river is one mile wide at this point, giving more of an impression of a lake than a river. The landscape is moderately diverse, consisting of well tended homes, salt marshes, a gravel beach, the open river, and the wooded hillside on the opposite shoreline.

**Viewshed Management Recommendations** Continued high level of maintenance of the individual homes and public right of way.



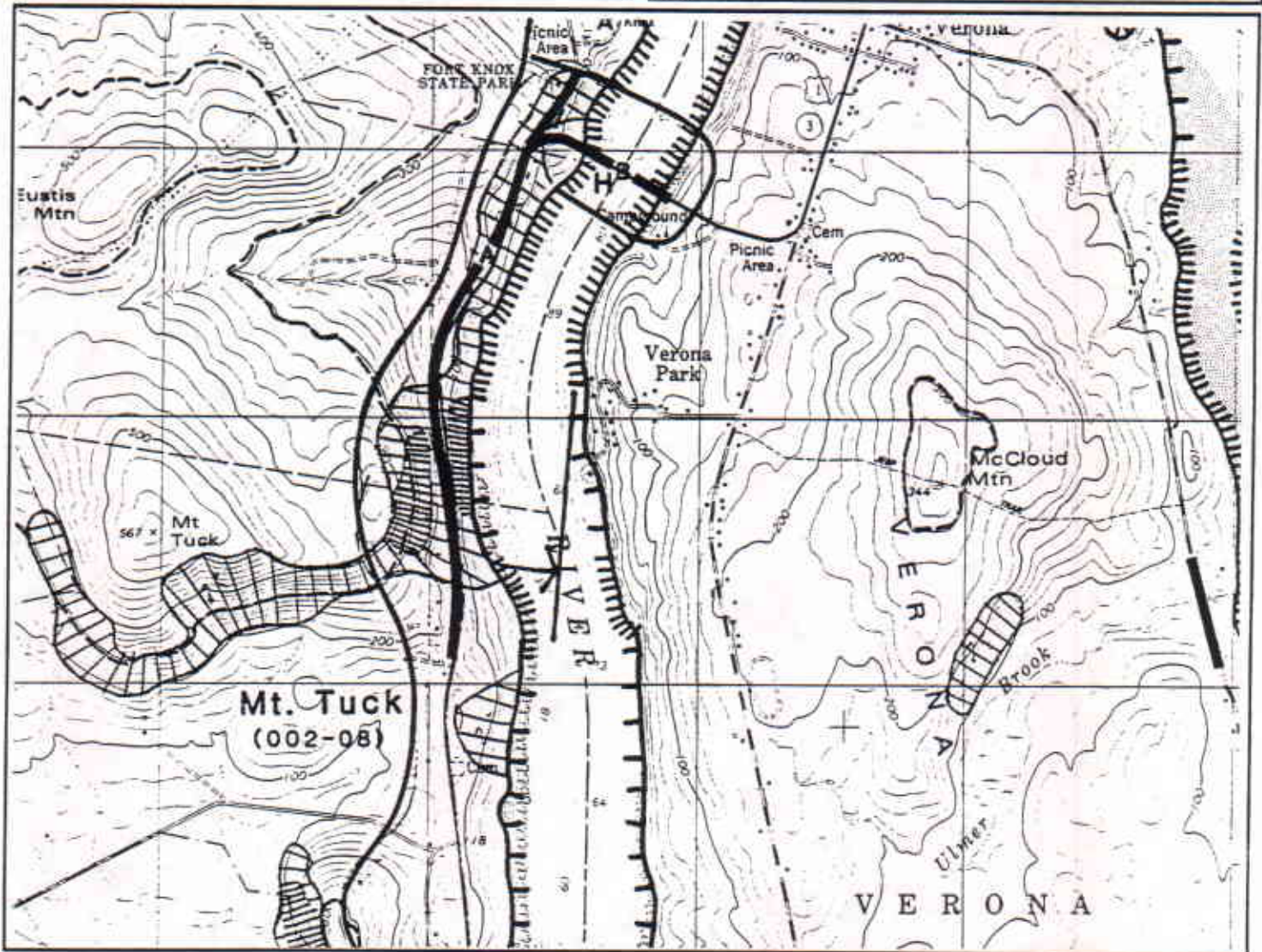
# Scenic Area Evaluation Form

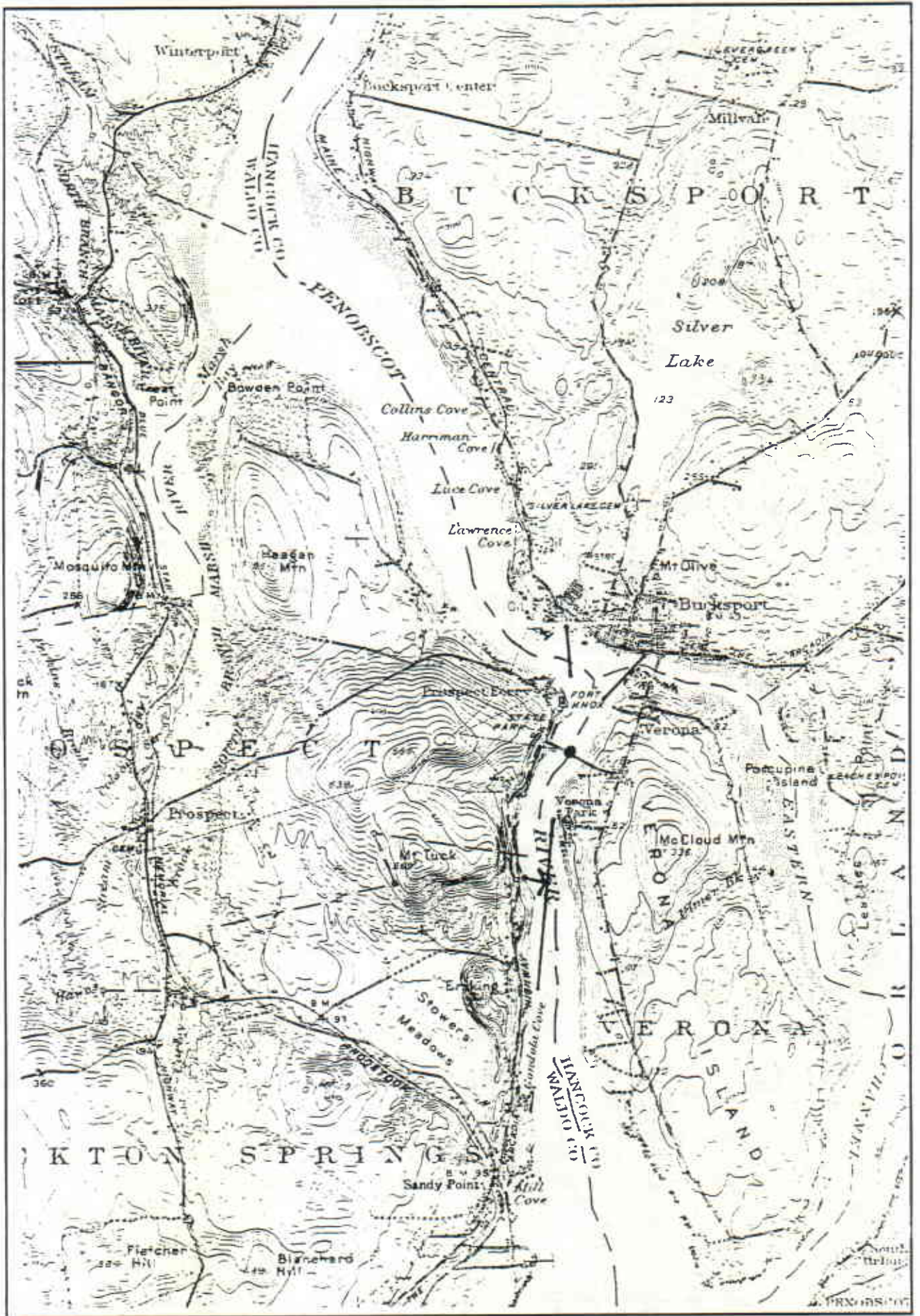
Scenic Area **Mt. Tuck** Code **002-08** Town(s) **Stockton Springs/Prospect** County **Waldo**  
 1989 Coastal Scenic Inventory Maine State Planning Office

SI	S	IP	Special Interest/Score/Indicators Present
	4	X	1.Landform Topography 1 Slope 3
			2.Open Land
	6	X	3.Shoreline Configuration
	9	X	4.Scenic Features
	18		5.Scenic Quality of Water
			Duration of View 9
			Type of Water 6
			Quality of Horizon 3
	37	4	Desktop Subtotal
	17		6.Landscape Character
			Land Use 5
			Roadside Characteristics 6
			Settlement Characteristics 6
	3		7.Vegetation
	6		8.Composition & Effect
	63		Total Score
			Special Interest

**Viewshed Description** One of Maine's best known scenic overlooks, with a 180 degree view of the Penobscot River, its steep wooded valley, Verona Island, and the Route One suspension bridge. Intermittent views of the valley occur for a mile south of the pull-off, heightening the anticipation of the primary view. The view from the overlook is oriented 1/2 mile to the north toward the bridge, terminating with the village of Bucksport. The general landscape condition is good to excellent.

**Viewshed Management Recommendations** Continued maintenance. Interpretive material about the construction of the bridge and the natural history of the area would make the overlook much more meaningful.





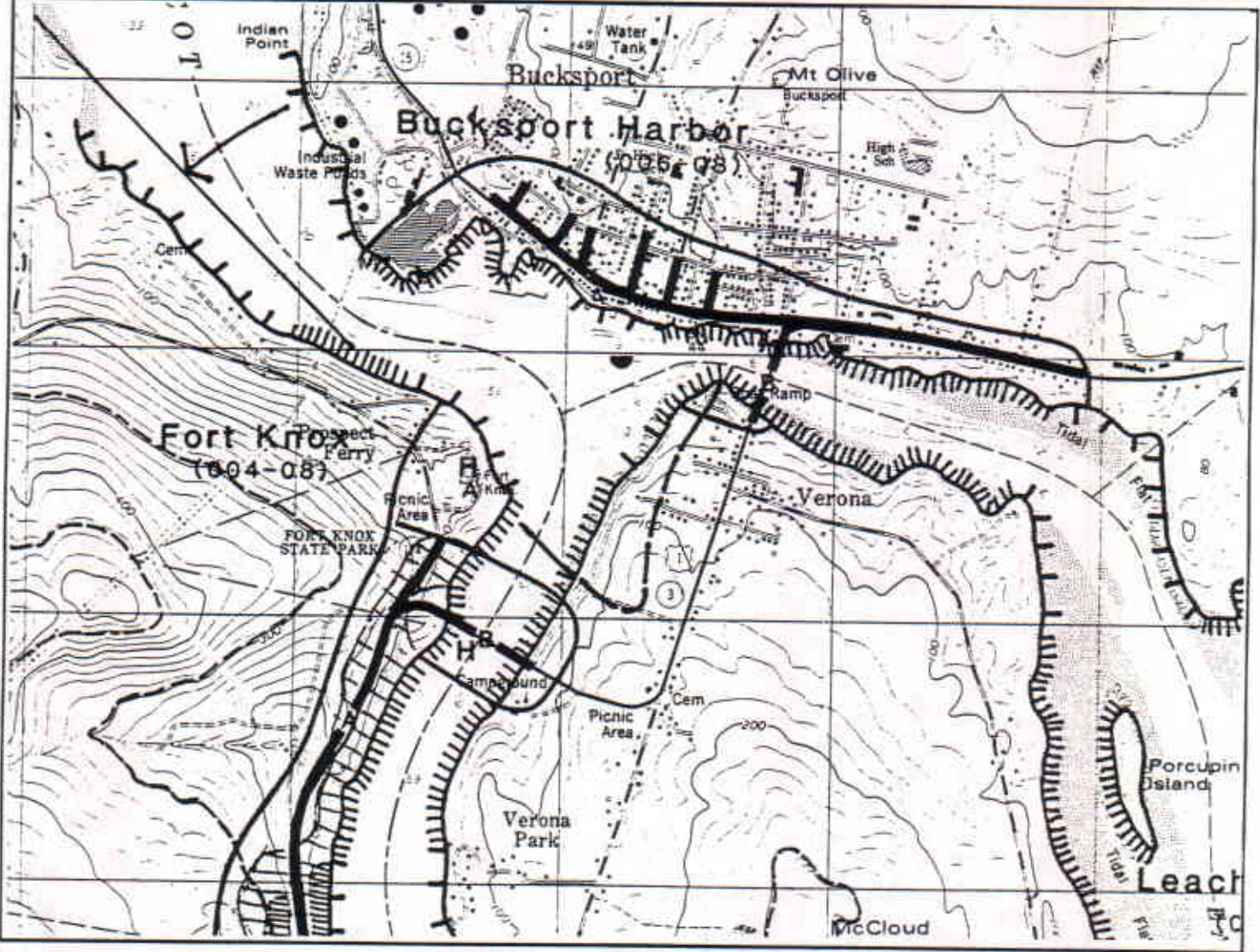
# Scenic Area Evaluation Form

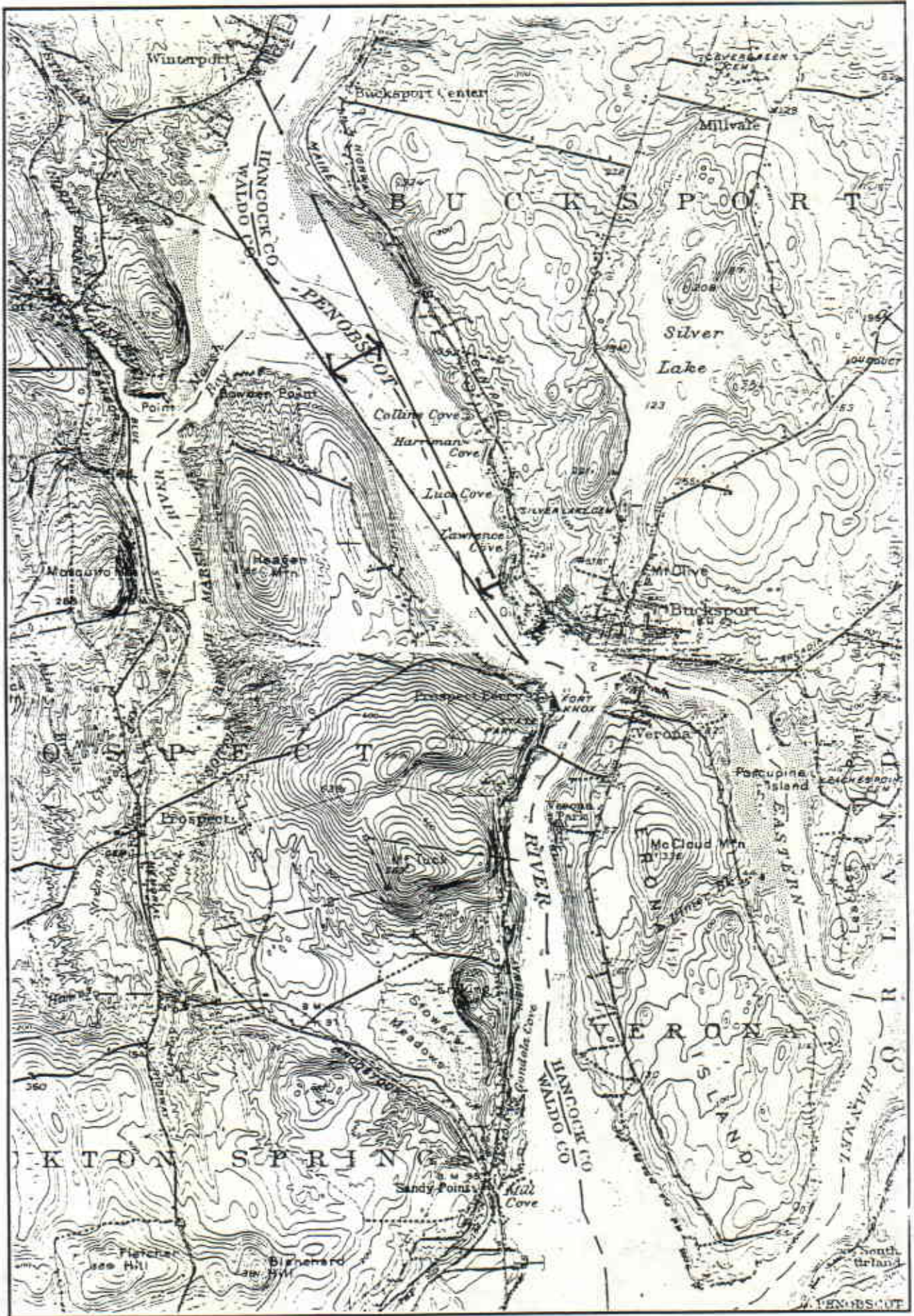
Scenic Area **Fort Knox** Code **004-08** Town(s) **Prospect** County **Waldo**  
 1989 Coastal Scenic Inventory Maine State Planning Office

SI	S	IP	Special Interest/Score/Indicators Present
	2	X	1.Landform Topography___Slope 2
			2.Open Land
	6	X	3.Shoreline Configuration
X	9	X	4.Scenic Features (Fort/Mooring Area)
	21		5.Scenic Quality of Water
			Duration of View 9
			Type of Water 6
			Quality of Horizon 6
	36	4	<b>Desktop Subtotal</b>
X	14		6.Landscape Character
			Land Use 5
			Roadside Characteristics 3
			Settlement Characteristics 6
	6		7.Vegetation
X	9		8.Composition & Effect
	65		<b>Total Score</b>
3			<b>Special Interest</b>

**Viewshed Description** Fort Knox is a State Historic Site situated on a high bluff overlooking Bucksport Harbor. This substantial granite structure provides a 360 degree panorama and a dramatic view of the Penobscot River. Foreground elements include the fort, berms, picnic area, the waters of the Penobscot River and the Verona Island suspension bridge. Midground views include Bucksport's waterfront, mooring area, and the Penobscot River. The Champion International mill dominates the landscape on the opposite shoreline. Background views are to spruce-covered hilltops and mountains. Landscape is well maintained. Visitors experience a vivid sense of permanence.

**Viewshed Management Recommendations** Continued high level of maintenance of the fort. Work with Champion on screening waterfront activities.







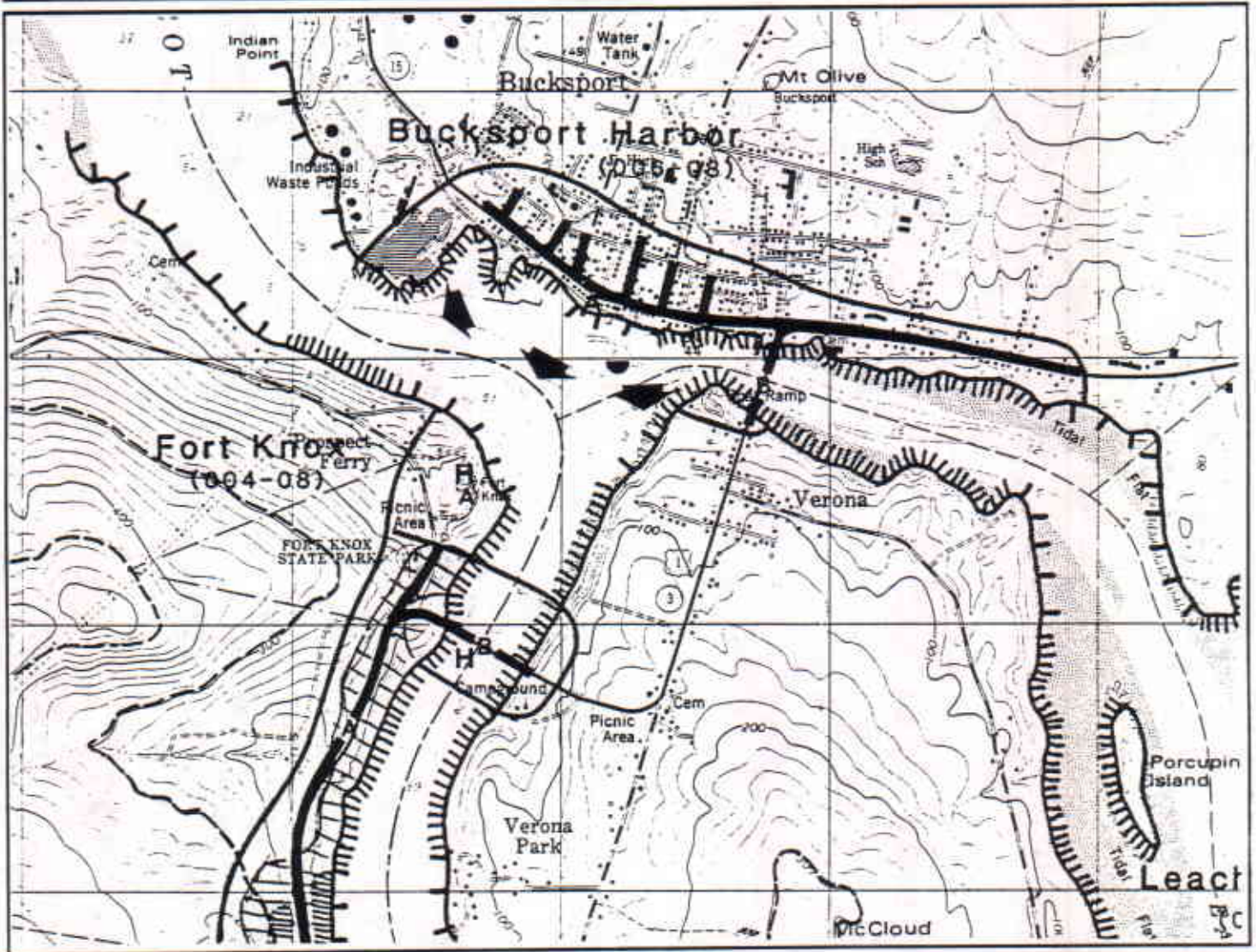
# Scenic Area Evaluation Form

Scenic Area **Bucksport Harbor** Code **006-08** Town(s) **Bucksport** County **Hancock**  
 1989 Coastal Scenic Inventory Maine State Planning Office

ST	S	IP	Special Interest/Score/Indicators Present
			1.Landform Topography ___ Slope ___
			2.Open Land
6	X		3.Shoreline Configuration
9	X		4.Scenic Features
21			5.Scenic Quality of Water
			Duration of View 9
			Type of Water 6
			Quality of Horizon 6
33	3		<b>Desktop Subtotal</b>
12			6.Landscape Character
			Land Use 5
			Roadside Characteristics 1
			Settlement Characteristics 6
3			7.Vegetation
6			8.Composition & Effect
54			<b>Total Score</b>
			<b>Special Interest</b>

**Viewshed Description** Medium sized village with an extensive mixed use waterfront along the Penobscot River. The north end is defined by the Champion International paper mill, a sprawling industrial complex that occupies a dominant position in the landscape. The southerly end is bounded by the Route One bridge. Residential and public buildings ascend a hillside overlooking the harbor. Route One and local streets have filtered views to the water. Foreground elements include boat launch, mooring area, village buildings, the River, and parking areas. Midground includes the River, Fort Knox, the bridges, and the forested banks of Prospect and Verona. Condition of area leaves tremendous potential for improvement.

**Viewshed Management Recommendations** Completion of street improvements and tree plantings. Upgrade of waterfront, considering it another public face.



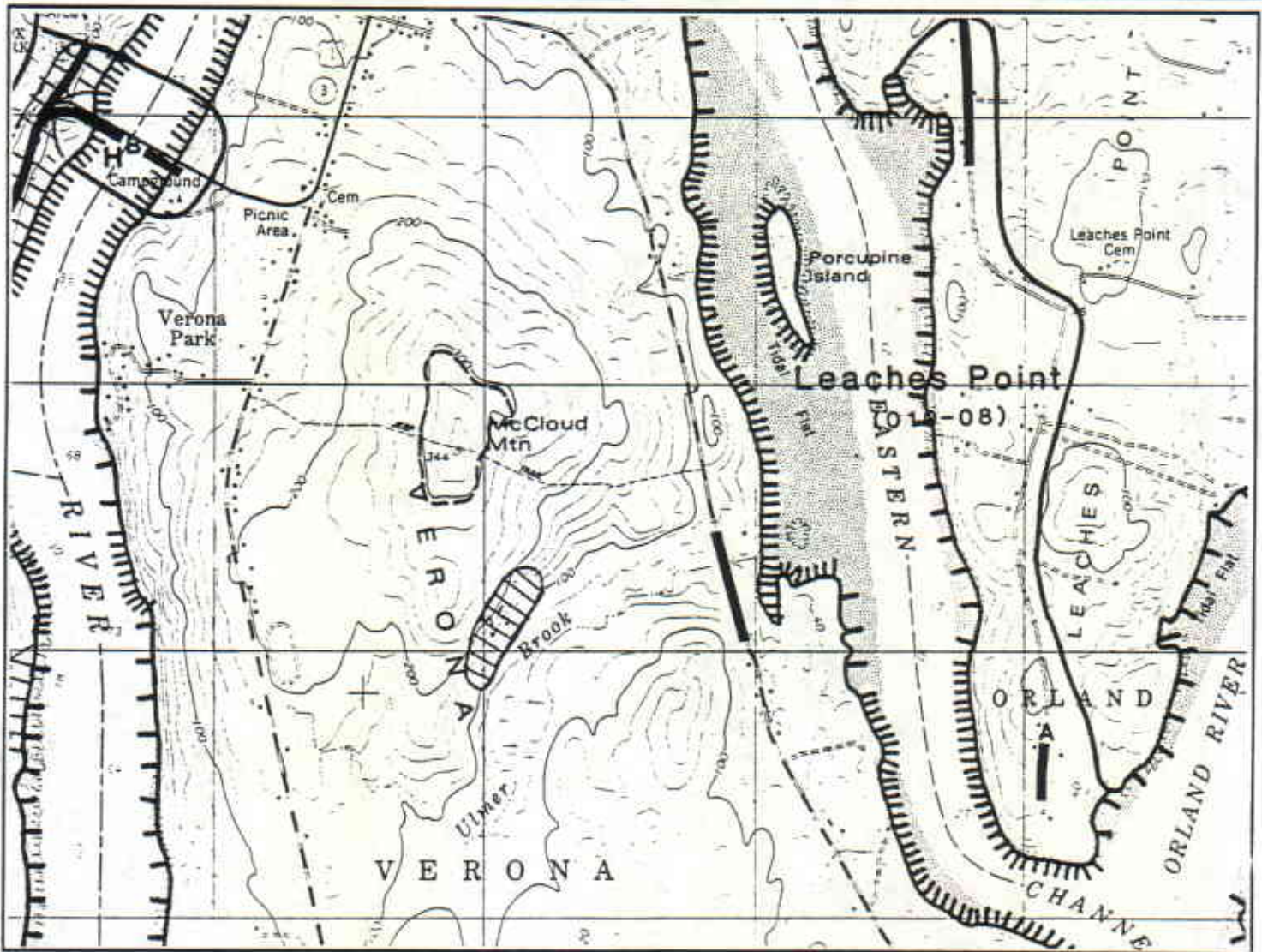
# Scenic Area Evaluation Form

Scenic Area **Leaches Point** Code **010-08** Town(s) **Orland** County **Hancock**  
 1989 Coastal Scenic Inventory Maine State Planning Office

SI	S	IP	Special Interest/Score/Indicators Present
			1.Landform Topography <u>    </u> Slope <u>    </u>
			2.Open Land
	6	X	3.Shoreline Configuration
			4.Scenic Features
	18		5.Scenic Quality of Water
			Duration of View 6
			Type of Water 9
			Quality of Horizon 3
	24	2	Desktop Subtotal
	9		6.Landscape Character
			Land Use 5
			Roadside Characteristics 1
			Settlement Characteristics 3
	3		7.Vegetation
	3		8.Composition & Effect
	39		<b>Total Score</b>
			<b>Special Interest</b>

**Viewshed Description** Natural area with a rural pasture at the end of the road. Mix of contemporary and historic homes. Local roads provide filtered views between structures and vegetation. Foreground elements include spruce and second growth woods, houses, pasture, and the waters of the Eastern Channel of the Penobscot River and the Orland River. Midground includes the Eastern Channel and the Orland River and the spruce-covered shoreline in Verona. The general landscape condition is fair to very good. No sustained views exist.

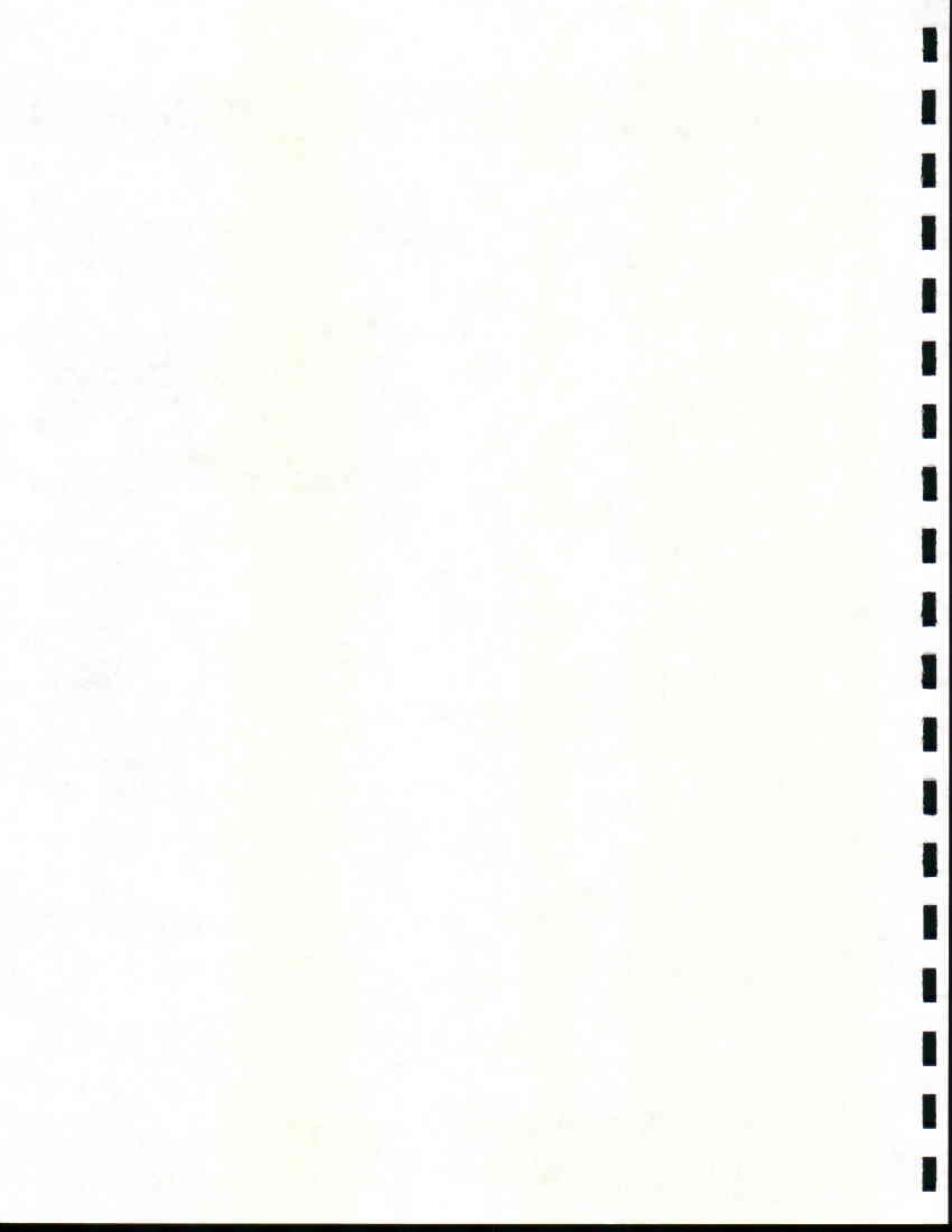
**Viewshed Management Recommendations** Work with local land trusts to acquire conservation easements.



# CAPE ROSIER



Hatch Cove  
Castine Village  
Wadsworth Cove  
West Brooksville  
Battle Island  
Smith Cove  
Indian Bar Point  
Goose Falls  
Harborside  
Orr Cove  
Bakeman Beach  
Weir Cove  
Horseshoe Cove  
South Brooksville



## Sub-Region Evaluation Form

Sub-Region Cape Rosier Towns Castine, Penobscot, Brooksville  
1989 Coastal Scenic Inventory

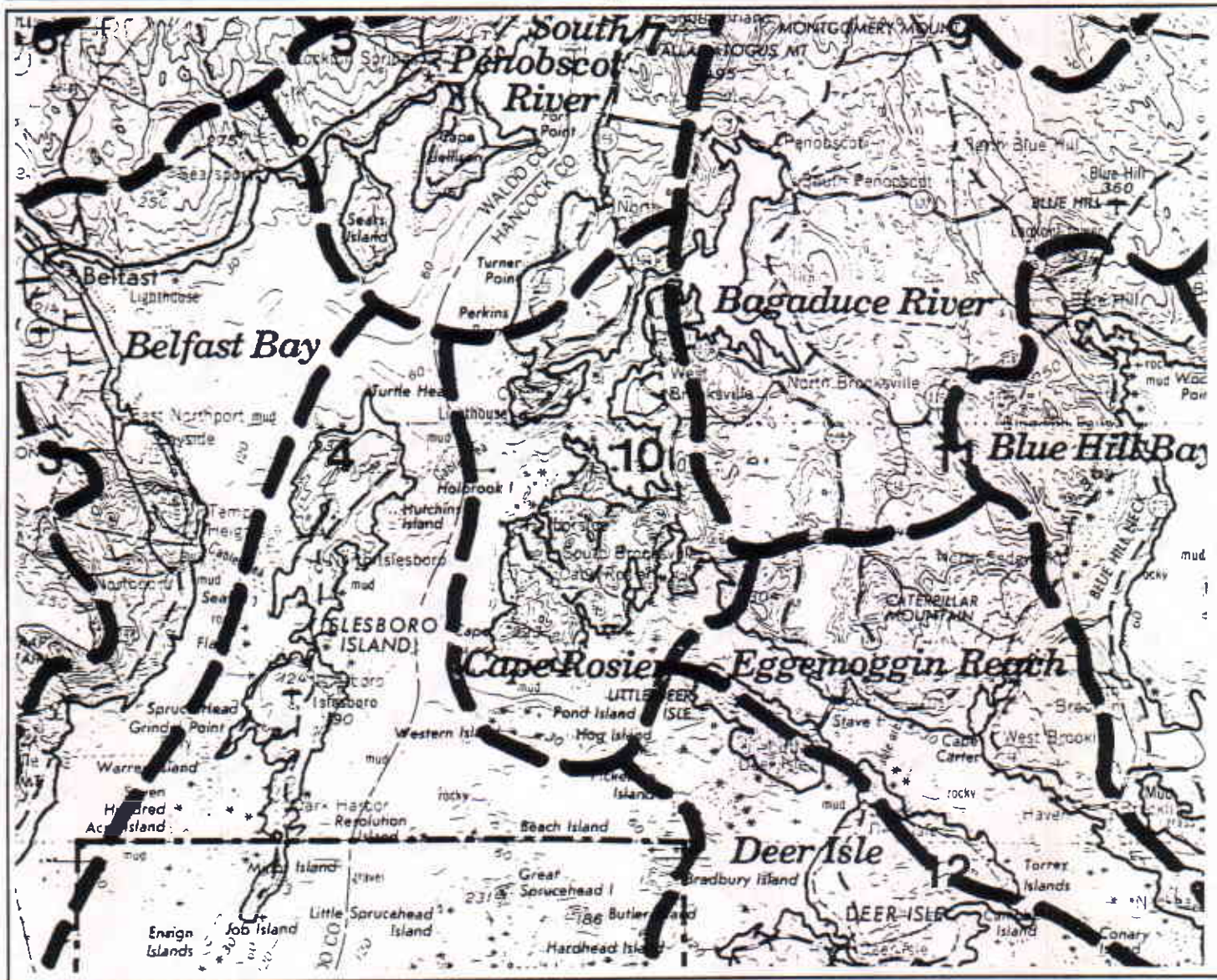
County Hancock  
Maine State Planning Office

### Sub-Region Description

Cape Rosier is one of the most vivid landscapes within Penobscot Bay, characterized by a highly configured shoreline, an abundance of small, semi-enclosed bays and coves, picturesque villages, settlements, and mooring areas, and a generous sprinkling of small offshore islands. Much of the land is still relatively undeveloped, although several large, highly visible parcels have been subdivided in recent years.

### Scenic Areas

Hatch Cove (007-07)  
Castine Village (011-07)  
Wadsworth Cove (013-07)  
West Brooksville (016-07)  
Battle Island (001-09)  
Smith Cove (001-10)  
Indian Bar Point (004-10)  
Goose Falls (005-10)  
Harborside (006-10)  
Orr Cove (007-10)  
Bakeman Beach (008-10)  
Weir Cove (009-10)  
Horseshoe Cove (010-10)  
South Brooksville (001-11)



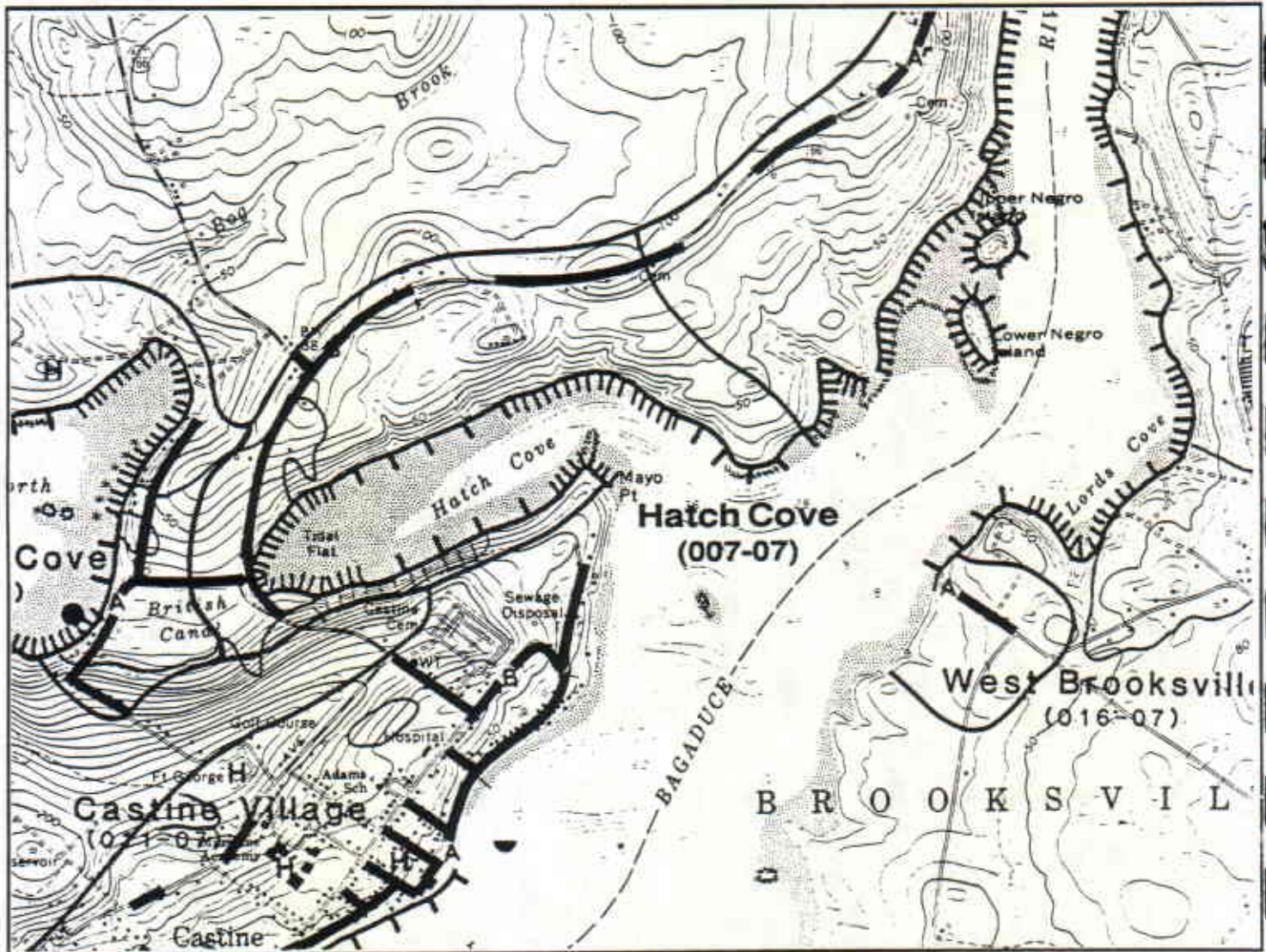
# Scenic Area Evaluation Form

Scenic Area **Hatch Cove** Code **007-07** Town(s) **Castine** County **Hancock**  
 1989 Coastal Scenic Inventory Maine State Planning Office

SI	S	IP	Special Interest/Score/Indicators Present
	2	X	1.Landform Topography___Slope 2
			2.Open Land
	6	X	3.Shoreline Configuration
			4.Scenic Features
	18		5.Scenic Quality of Water
			Duration of View 9
			Type of Water 6
			Quality of Horizon 3
	26	2	<b>Desktop Subtotal</b>
	17		6.Landscape Character
			Land Use 5
			Roadside Characteristics 3
			Settlement Characteristics 9
	6		7.Vegetation
	6		8.Composition & Effect
	55		<b>Total Score</b>
			<b>Special Interest</b>

**Viewshed Description** Small tidal pond at the entrance to the village of Castine, seen on the east side of Route 166. Viewshed is dominated by a graceful Federal home on the west side of the road, overlooking the pond. Enclosed view of local significance.

**Viewshed Management Recommendations** Protection of land area within the viewshed of the pond through conservation easements and/or local land use ordinances.



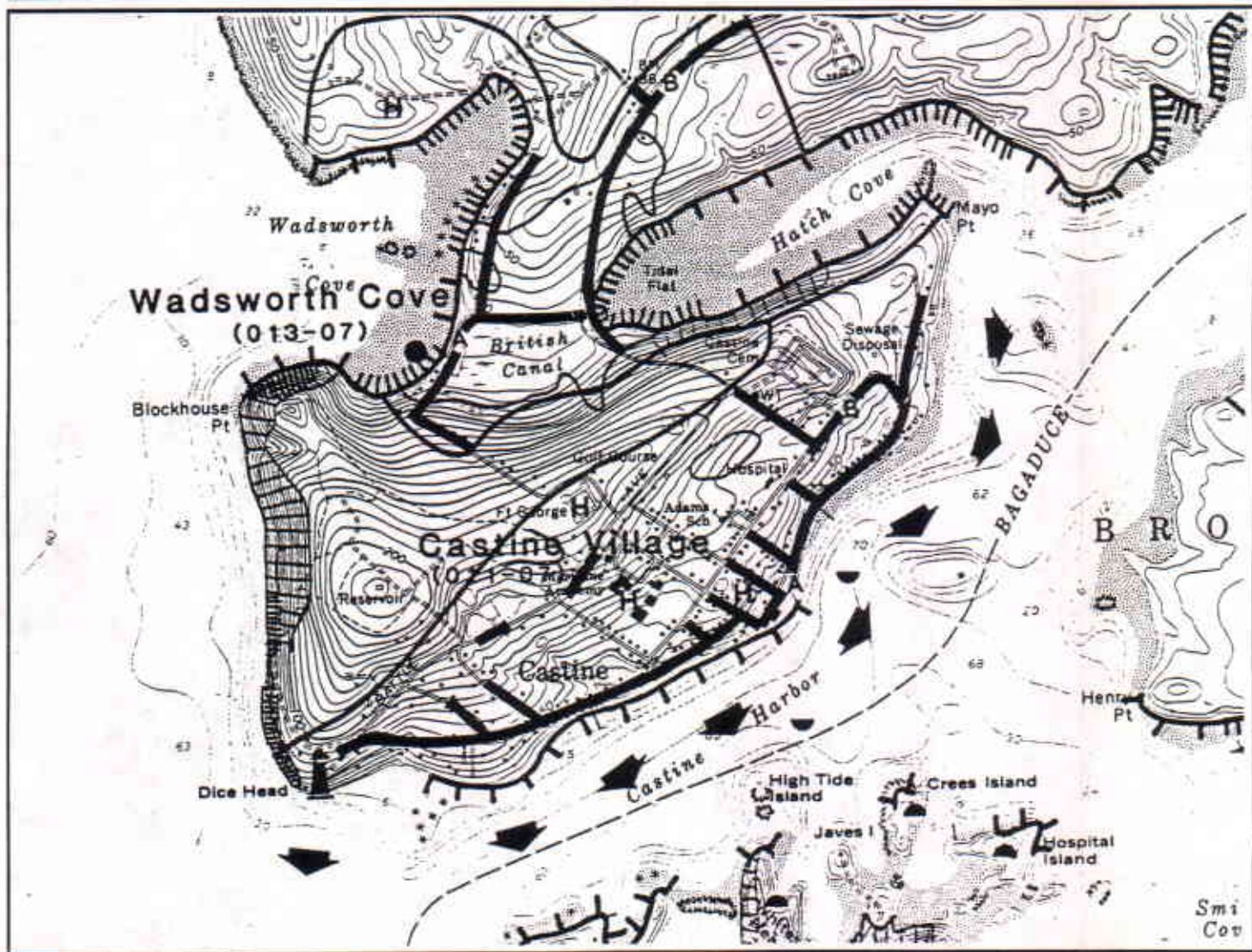
# Scenic Area Evaluation Form

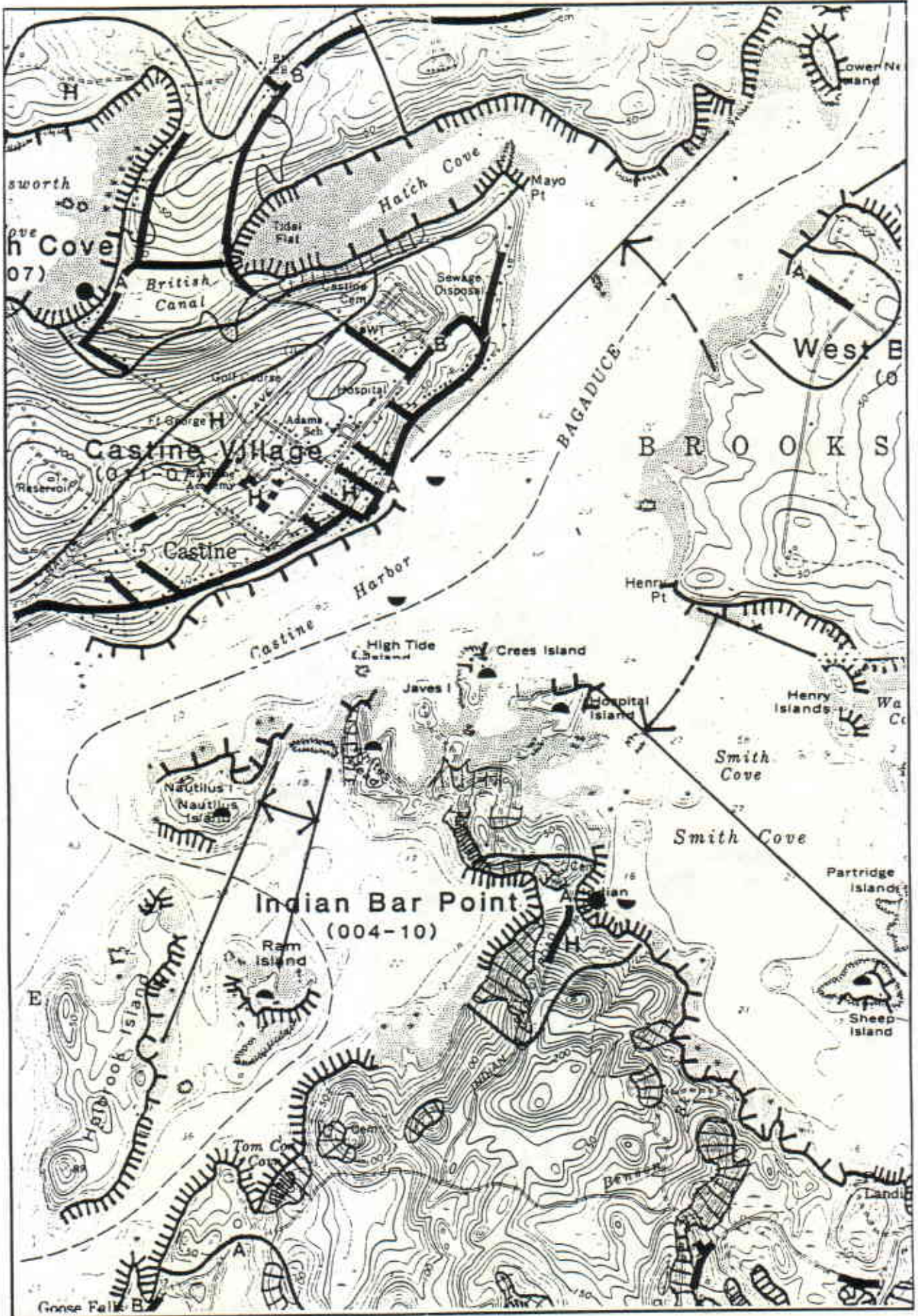
Scenic Area **Castine Village** Code **011-07** Town(s) **Castine** County **Hancock**  
 1989 Coastal Scenic Inventory Maine State Planning Office

SI	S	IP	Special Interest/Score/Indicators Present
			1.Landform Topography ___ Slope ___
	3		2.Open Land
	3	X	3.Shoreline Configuration
	9	X	4.Scenic Features
X	30		5.Scenic Quality of Water
			Duration of View 9
			Type of Water 12
			Quality of Horizon 9
	45	3	<b>Desktop Subtotal</b>
X	19		6.Landscape Character
			Land Use 7
			Roadside Characteristics 6
			Settlement Characteristics 9
	9		7.Vegetation
X	9		8.Composition & Effect
	82		<b>Total Score</b>
3			<b>Special Interest</b>

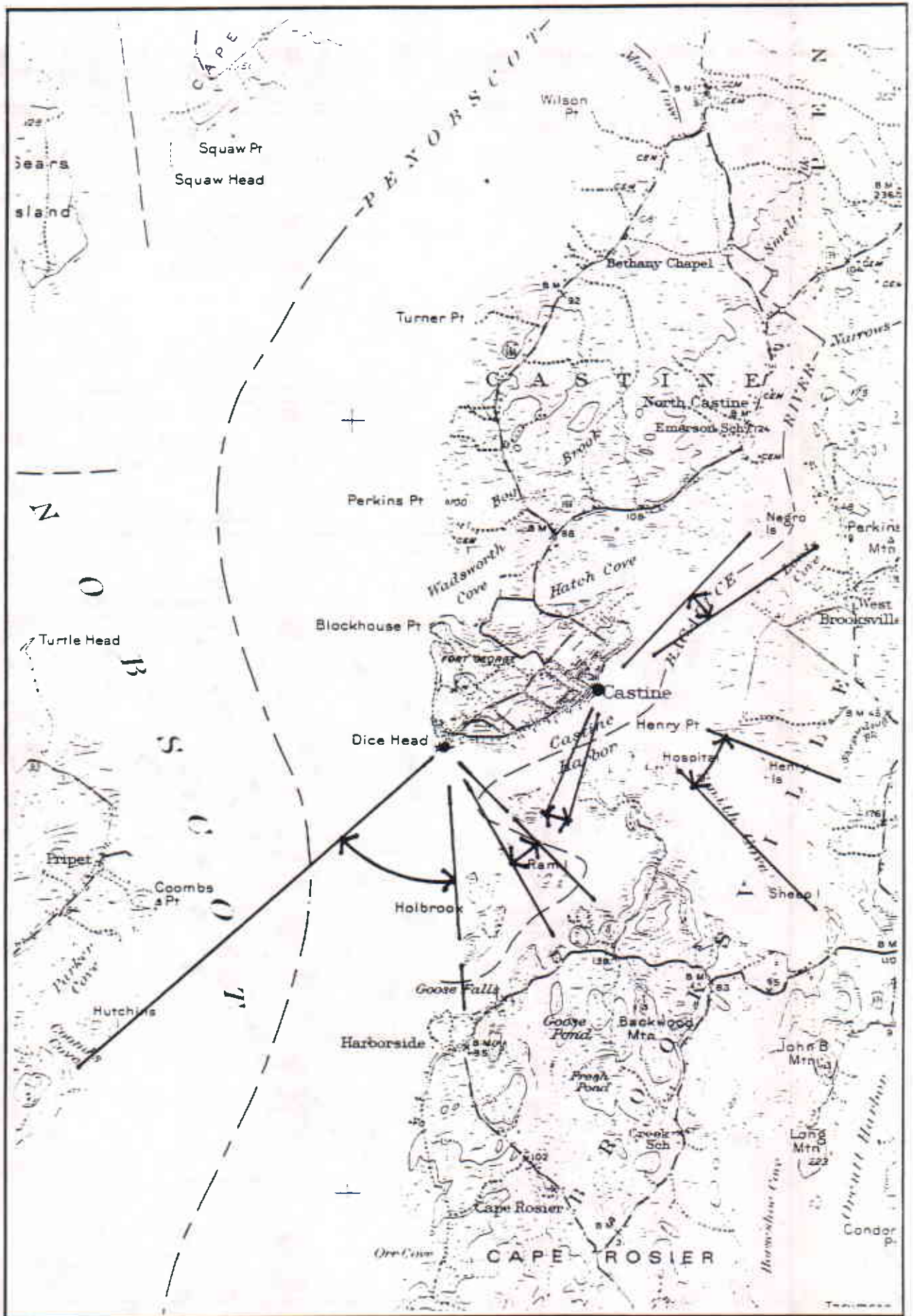
**Viewshed Description** An historic coastal village with a strong orientation to its active harbor. The streets are laid out in a grid pattern, superimposed over a steep topography, creating a strong sense of order. Maine Maritime Academy is the dominant physical presence in town, with large institutional buildings and the USS Maine tied up on the dock. The view from most places in town is a multilayered panorama of islands and hills, sailboats, and working vessels. The views extends to the waters of the Bagaduce River and Smith Cove and the hills of Cape Rosier and Islesboro on the horizon. Historic integrity is very strong and overall landscape is in very good condition.

**Viewshed Management Recommendations** Site plan reviews should include preservation of visual access and compatibility with town character. Acquisition of conservation/view easements on islands in harbor.









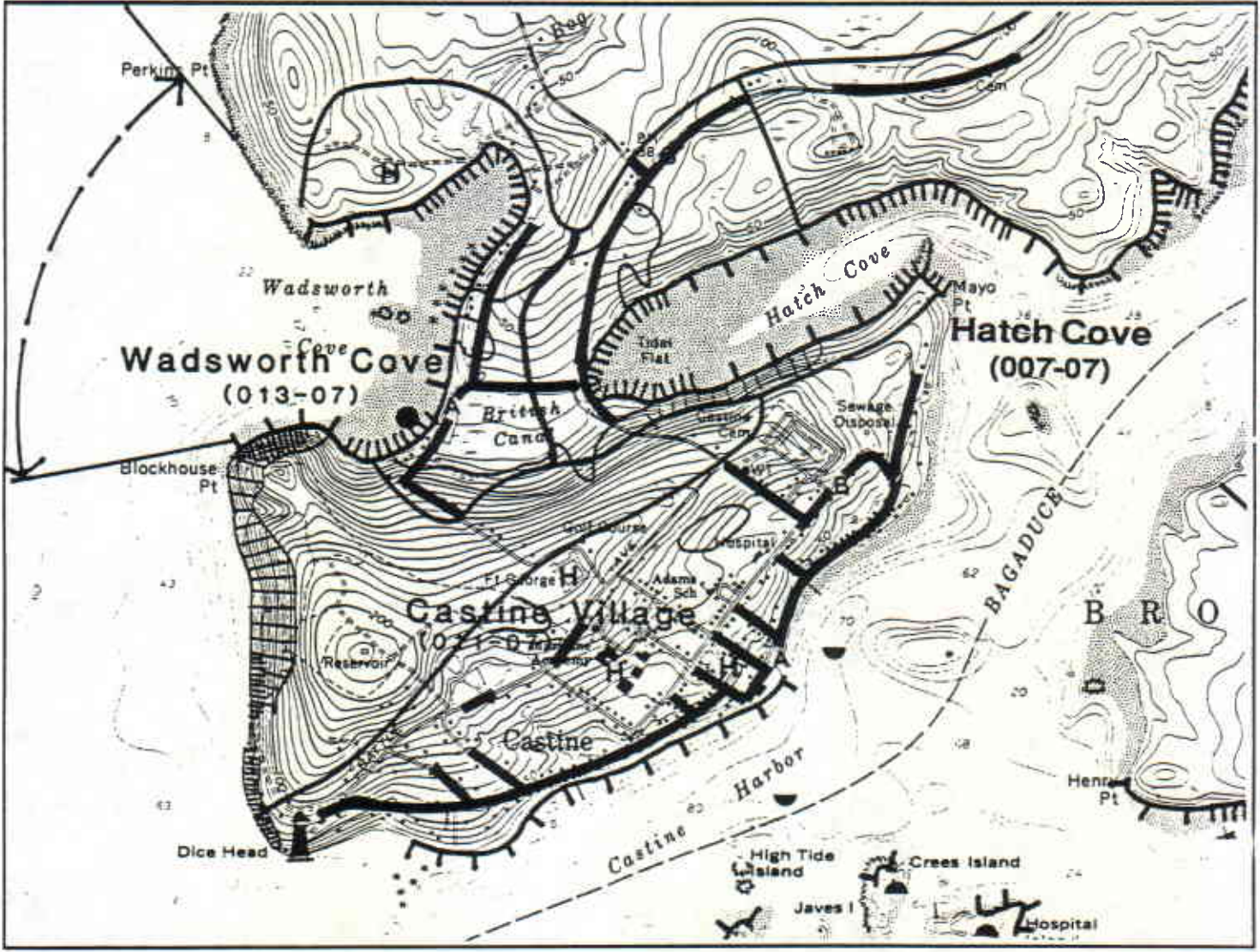
# Scenic Area Evaluation Form

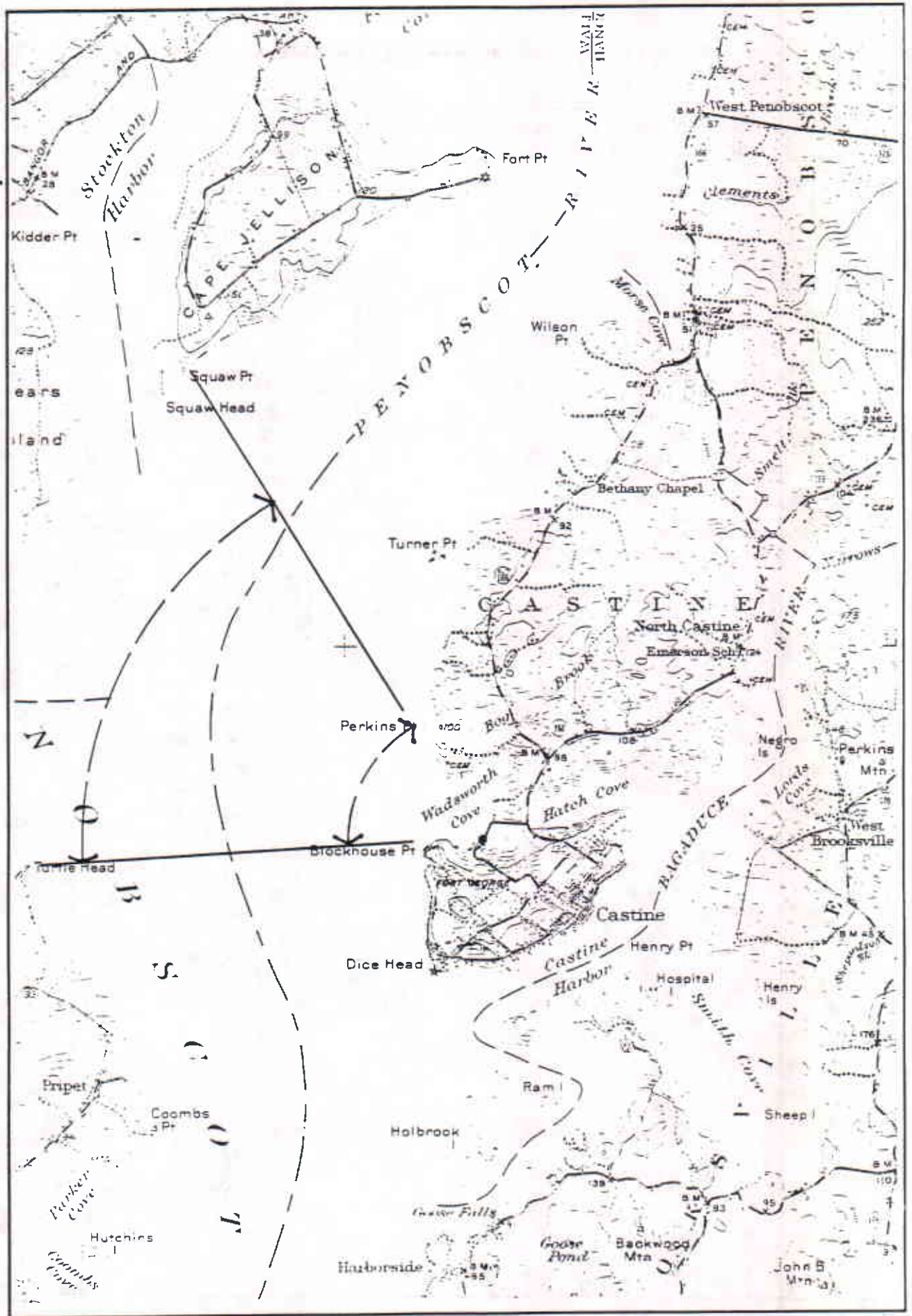
Scenic Area Wadsworth Cove Code 013-07 Town(s) Castine County Hancock  
 1989 Coastal Scenic Inventory Maine State Planning Office

SI	S	IP	Special Interest/Score/Indicators Present
	3	X	1.Landform Topography___Slope 3
			2.Open Land
	6	X	3.Shoreline Configuration
	9	X	4.Scenic Features
	27		5.Scenic Quality of Water
			Duration of View 9
			Type of Water 12
			Quality of Horizon 6
	45	3	Desktop Subtotal
	19		6.Landscape Character
			Land Use 7
			Roadside Characteristics 3
			Settlement Characteristics 9
	6		7.Vegetation
	9		8.Composition & Effect
	79		Total Score
			Special Interest

**Viewshed Description** Sheltered, small, gravel beach at the terminus of the British Canal. Popular local park, used for swimming, walking, and wave watching. Dramatic contrast between an old estate on the northern arm of the cove and the steep, spruce covered slopes on the southerly arm. One of the finest examples of a semi-enclosed cove in Penobscot Bay.

**Viewshed Management Recommendations** Protection of all land area within the viewshed of the beach through conservation easements and/or local land use ordinances.





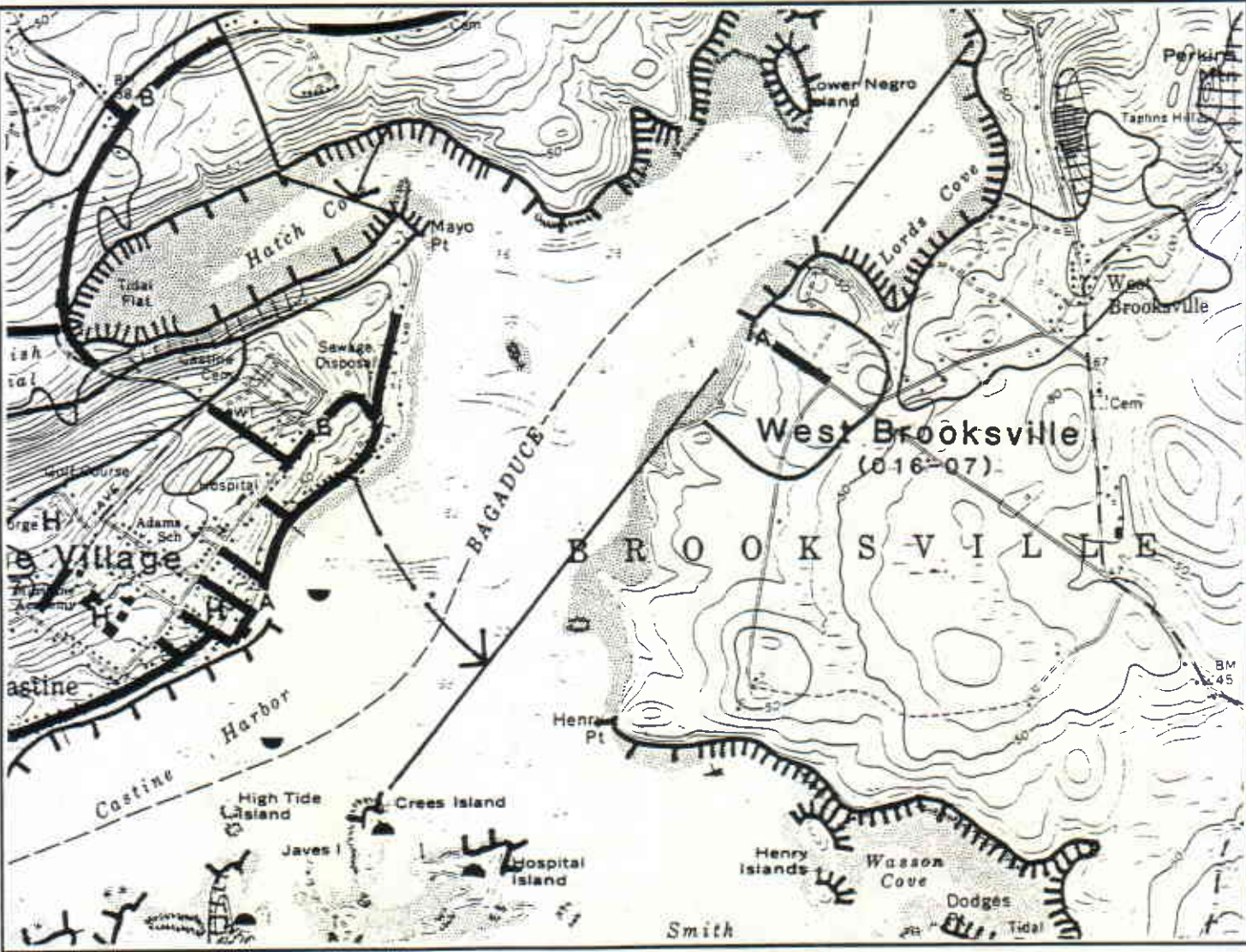
# Scenic Area Evaluation Form

Scenic Area **West Brooksville** Code **016-07** Town(s) **Brooksville** County **Hancock**  
 1989 Coastal Scenic Inventory Maine State Planning Office

SI	S	IP	Special Interest/Score/Indicators Present
			1.Landform Topography ___ Slope ___
			2.Open Land
	3	X	3.Shoreline Configuration
	6	X	4.Scenic Features
	24		5.Scenic Quality of Water
			Duration of View 3
			Type of Water 12
			Quality of Horizon 9
	33	3	<b>Desktop Subtotal</b>
	14		6.Landscape Character
			Land Use 5
			Roadside Characteristics 3
			Settlement Characteristics 6
	6		7.Vegetation
	9		8.Composition & Effect
	62		<b>Total Score</b>
			<b>Special Interest</b>

**Viewshed Description** The view from the end of a rural road leading to the Bagaduce River, 1.5 miles northeast of Castine. Old granite walls and timber cribbing hint at a much more active past. Traditional settlement patterns: old farms, boat house, scattered structures. Midground view extends to the village of Castine.

**Viewshed Management Recommendations** Potential point of public access to the Bagaduce River. Any increase in level of use must consider privacy of local residents and visual impacts on the surrounding landscape



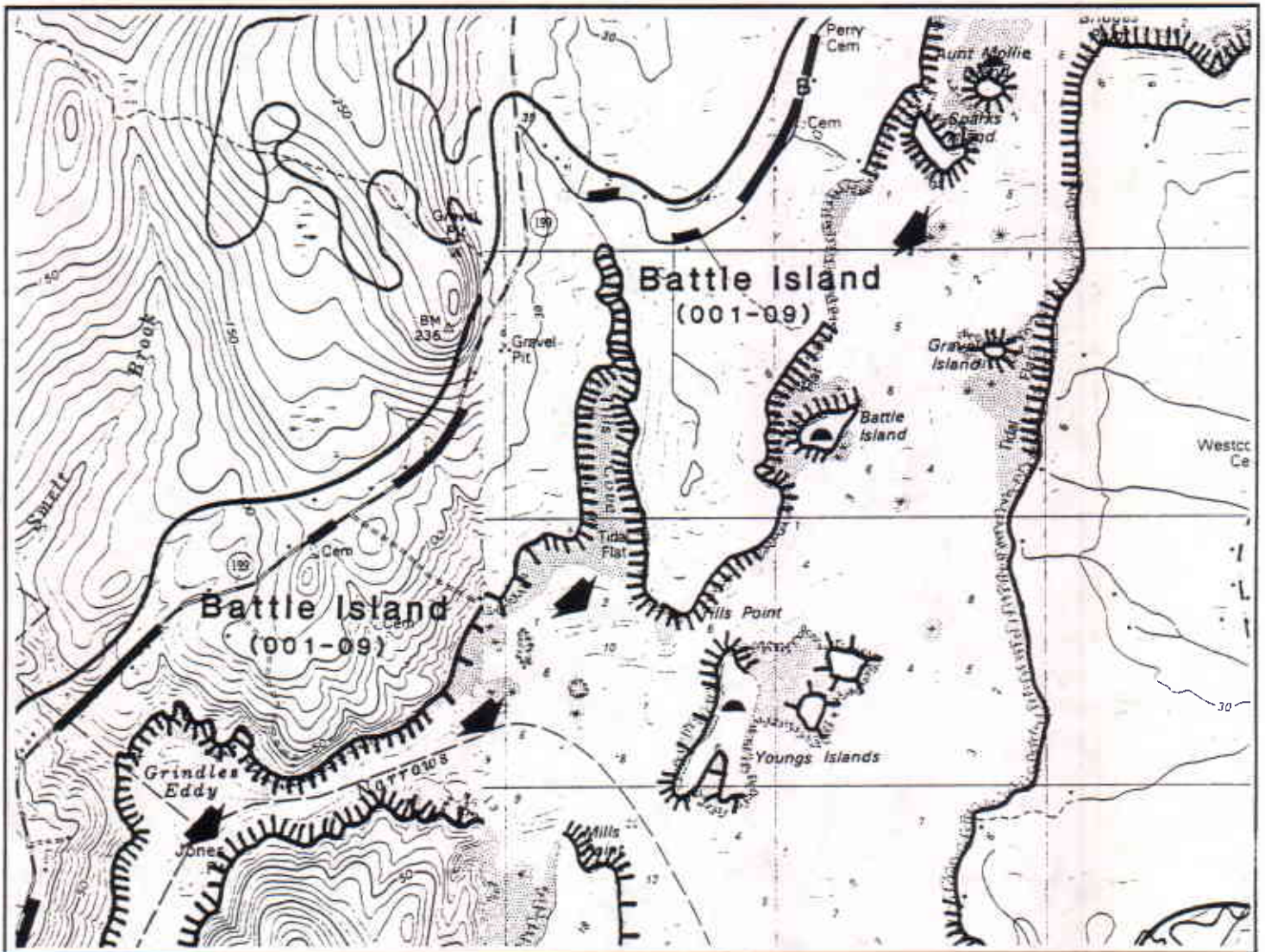
# Scenic Area Evaluation Form

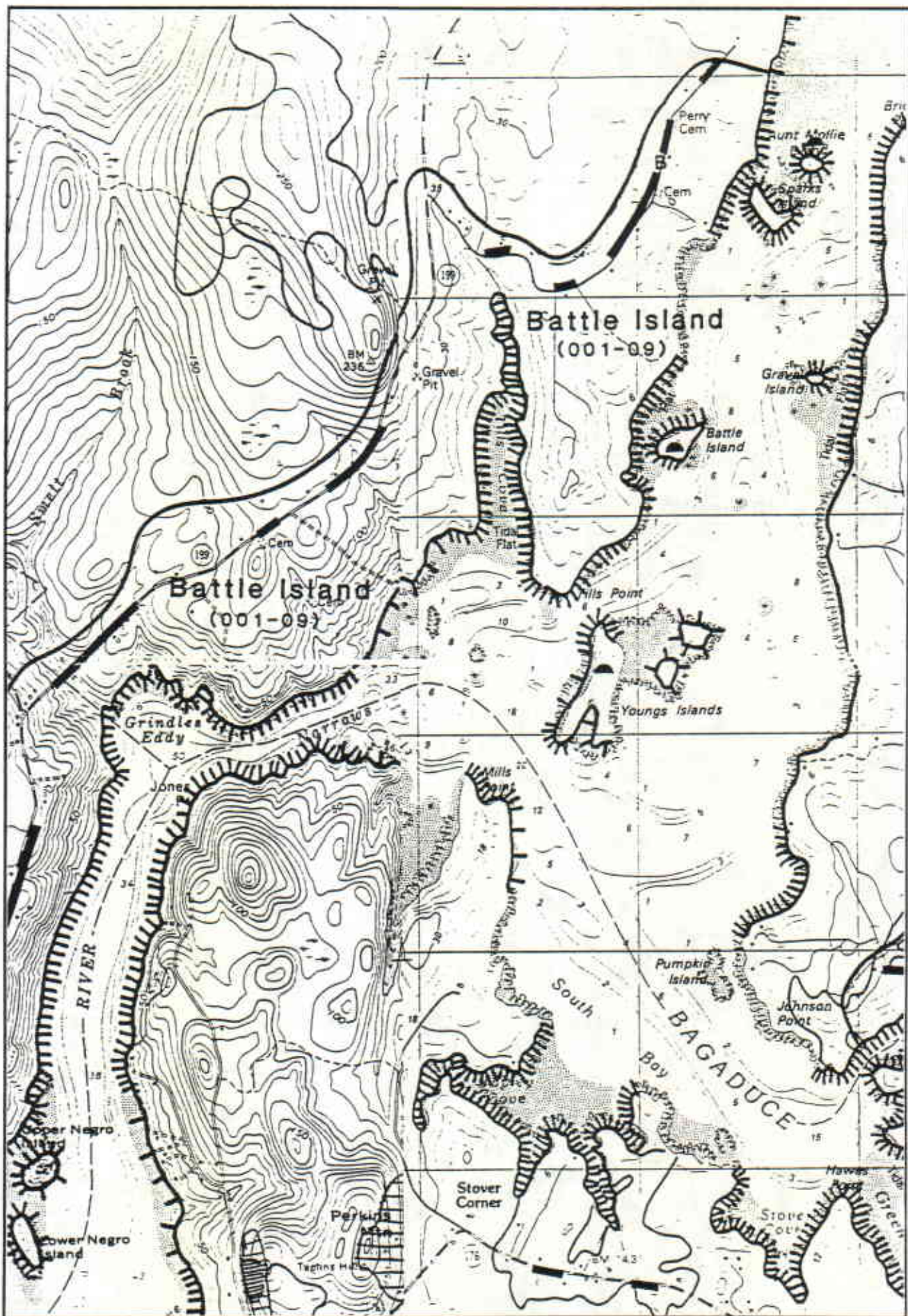
Scenic Area **Battle Island** Code **001-09** Town(s) **Penobscot** County **Hancock**  
 1989 Coastal Scenic Inventory Maine State Planning Office

ST	S	IP	Special Interest/Score/Indicators Present
			1.Landform Topography ___ Slope ___
	4	X	2.Open Land
	6	X	3.Shoreline Configuration
			4.Scenic Features
	18		5.Scenic Quality of Water
			Duration of View 6
			Type of Water 9
			Quality of Horizon 3
	28	3	<b>Desktop Subtotal</b>
	11		6.Landscape Character
			Land Use 5
			Roadside Characteristics 3
			Settlement Characteristics 3
	6		7.Vegetation
	3		8.Composition & Effect
	48		<b>Total Score</b>
			<b>Special Interest</b>

**Viewshed Description** Primarily rural area with a mixture of relatively new and some historic homes, hayfields, manicured lawns, and second growth field. State highway and local roads parallel the Bagaduce River and provide several short views to the water. Foreground includes hayfields, second growth field, and residential structures. Midground includes the Bagaduce River and accompanying shoreline. Background views are to low spruce-covered hills in the distance. Most views are blocked or filtered by vegetation. The landscape condition is good but not entirely cohesive.

**Viewshed Management Recommendations** Maintain open views across second growth fields. Work with local land trusts to protect viewshed of Bagaduce River.





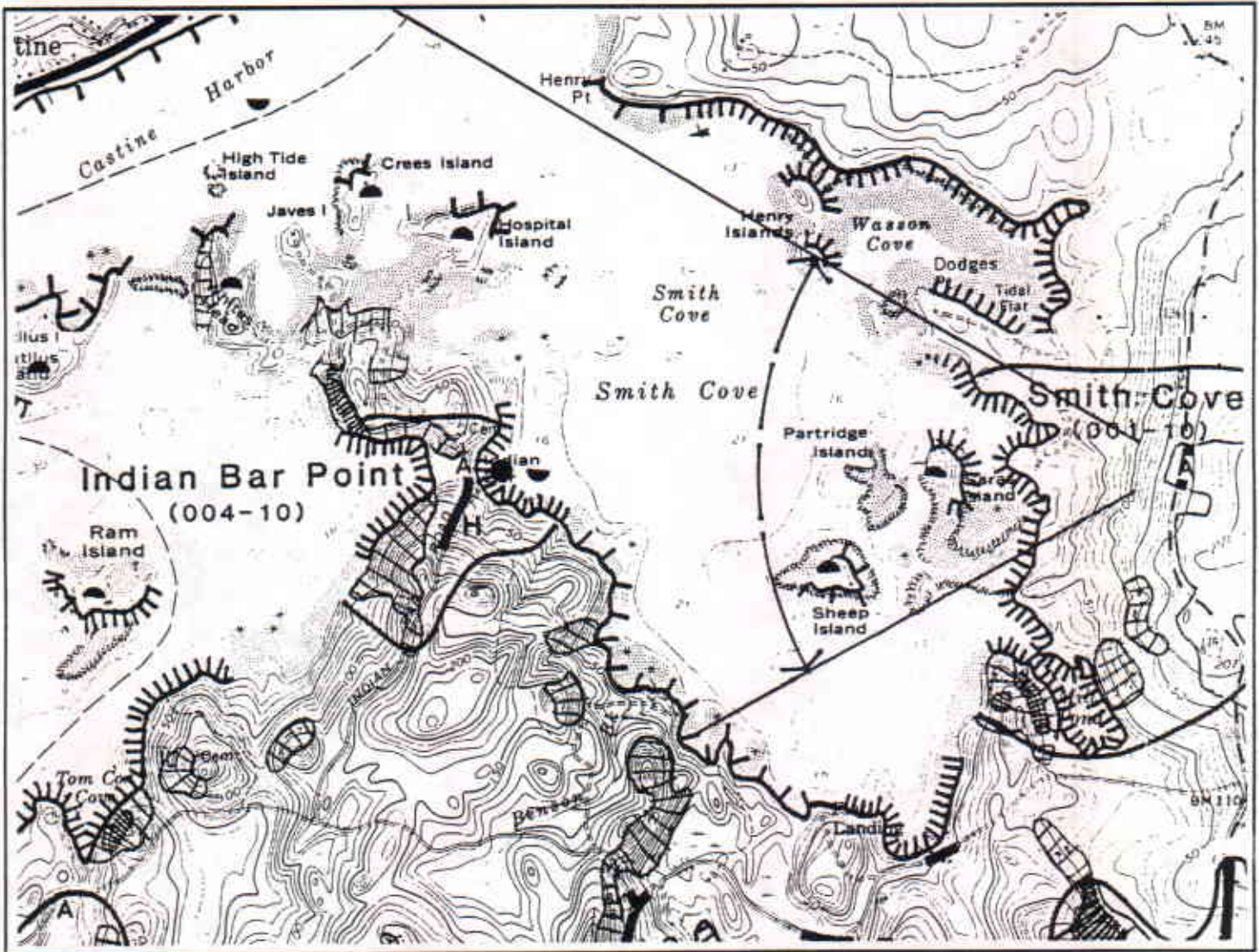
# Scenic Area Evaluation Form

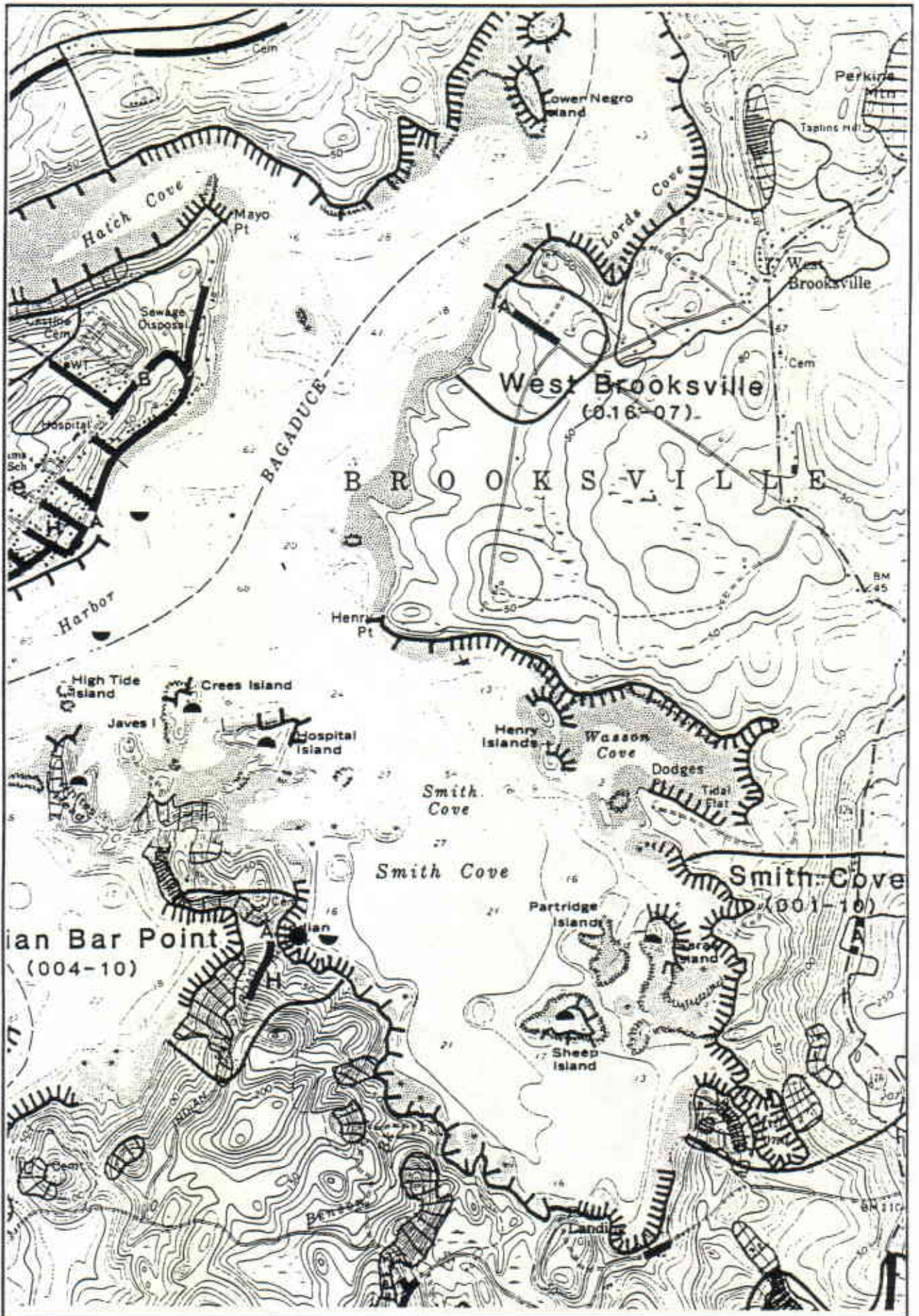
Scenic Area **Smith Cove** Code **001-10** Town(s) **Brooksville** County **Hancock**  
 1989 Coastal Scenic Inventory Maine State Planning Office

SI	S	IP	Special Interest/Score/Indicators Present
	2	X	1.Landform Topography___Slope 2
			2.Open Land
	6	X	3.Shoreline Configuration
	6	X	4.Scenic Features
	27		5.Scenic Quality of Water
			Duration of View 6
			Type of Water 12
			Quality of Horizon 9
	41	4	Desktop Subtotal
	14		6.Landscape Character
			Land Use 5
			Roadside Characteristics 3
			Settlement Characteristics 6
	6		7.Vegetation
	6		8.Composition & Effect
	67		Total Score
			Special Interest

**Viewshed Description** A short overlook above the southerly shore of Smith Cove provides one of the few public viewing opportunities into this highly configured, very diverse inlet. Smith Cove is surrounded by low to medium sized hills and is punctuated by a number of wooded islands. The viewpoint focuses on the town of Castine at the northern end of the cove. Settlement is limited to a few scattered residences along the roads. One of the most pristine semi-enclosed landscapes within Penobscot Bay. The view from the road only gives a hint of the beauty of the cove. Another view at waters edge is possible at Indian Bay Point.

**Viewshed Management Recommendations** Conservation easements to protect the entire viewshed of Smith Cove. Open up additional vistas from the road.







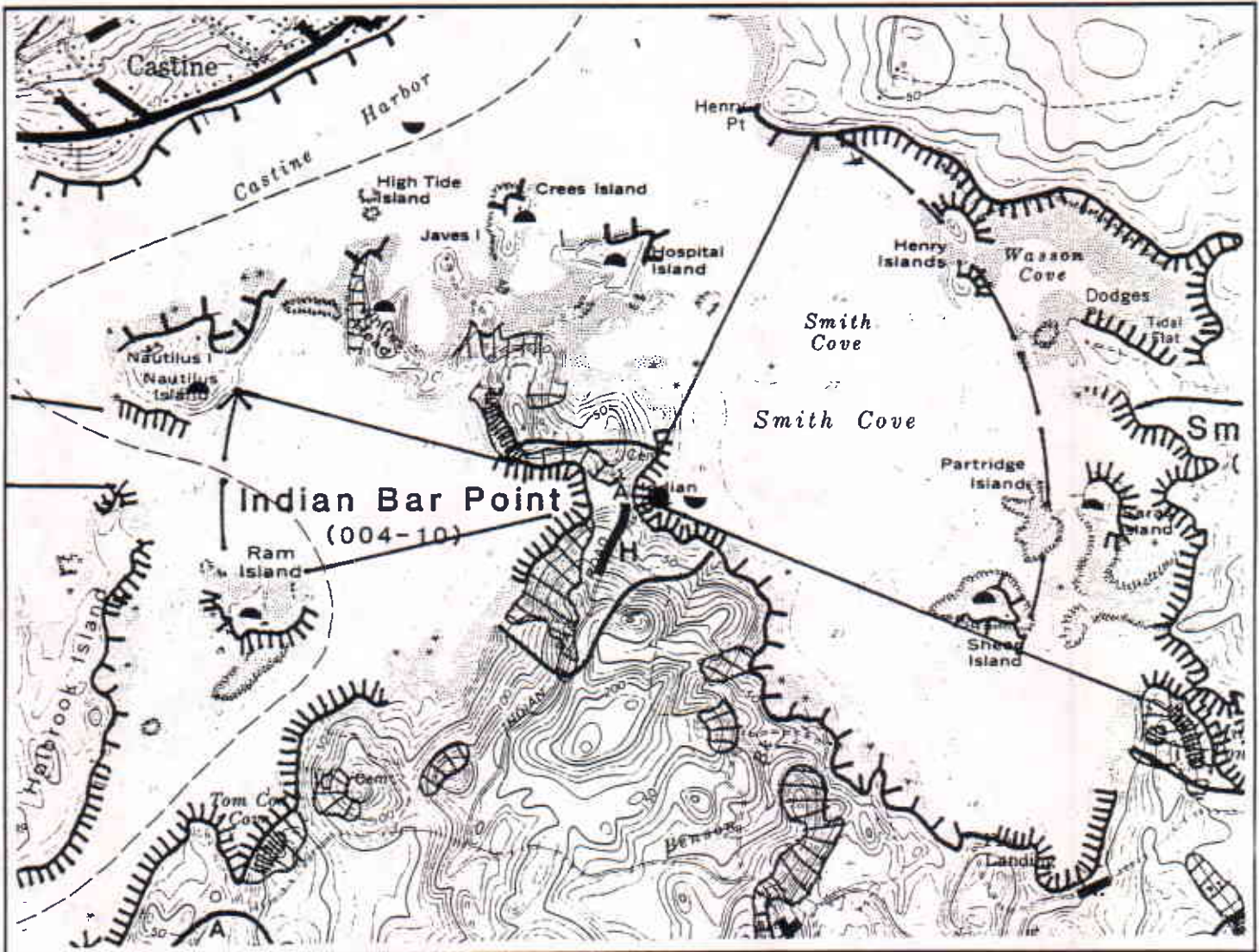
# Scenic Area Evaluation Form

Scenic Area **Indian Bar Point** Code **004-10** Town(s) **Brooksville** County **Hancock**  
 1989 Coastal Scenic Inventory Maine State Planning Office

SI	IS	IP	Special Interest/Score/Indicators Present
	2	X	1.Landform Topography___Slope 2
			2.Open Land
	6	X	3.Shoreline Configuration
	9	X	4.Scenic Features (Beach/Mooring area)
X	30		5.Scenic Quality of Water
			Duration of View 9
			Type of Water 12
			Quality of Horizon 9
	47	4	Desktop Subtotal
X	19		6.Landscape Character
			Land Use 7
			Roadside Characteristics 3
			Settlement Characteristics 9
X	9		7.Vegetation
X	9		8.Composition & Effect
	84		<b>Total Score</b>
4			<b>Special Interest</b>

**Viewshed Description** A narrow sand bar located between Holbrook Island Sanctuary and a small private peninsula, affording a highly diverser view of water, islands, marshes, and hills. A dirt road dead ends at the area (road becomes private) with parking facilities (handicap access provided). The foreground view includes a small beach, salt marsh, granite cliffs, small mooring area, 19th century homestead, and the waters of Smith Cove and Penobscot Bay. Midground include the waters of Castine Harbor and Penobscot Bay, several nearby islands, and the east side of Smith Cove. Background views extend to Islesboro and spruce-covered hilltops on the horizon. Spectacular, diverse landscape in very good condition.

**Viewshed Management Recommendations** Continue to acquire conservation easements to preserve viewshed from Sanctuary land. High level of maintenance.



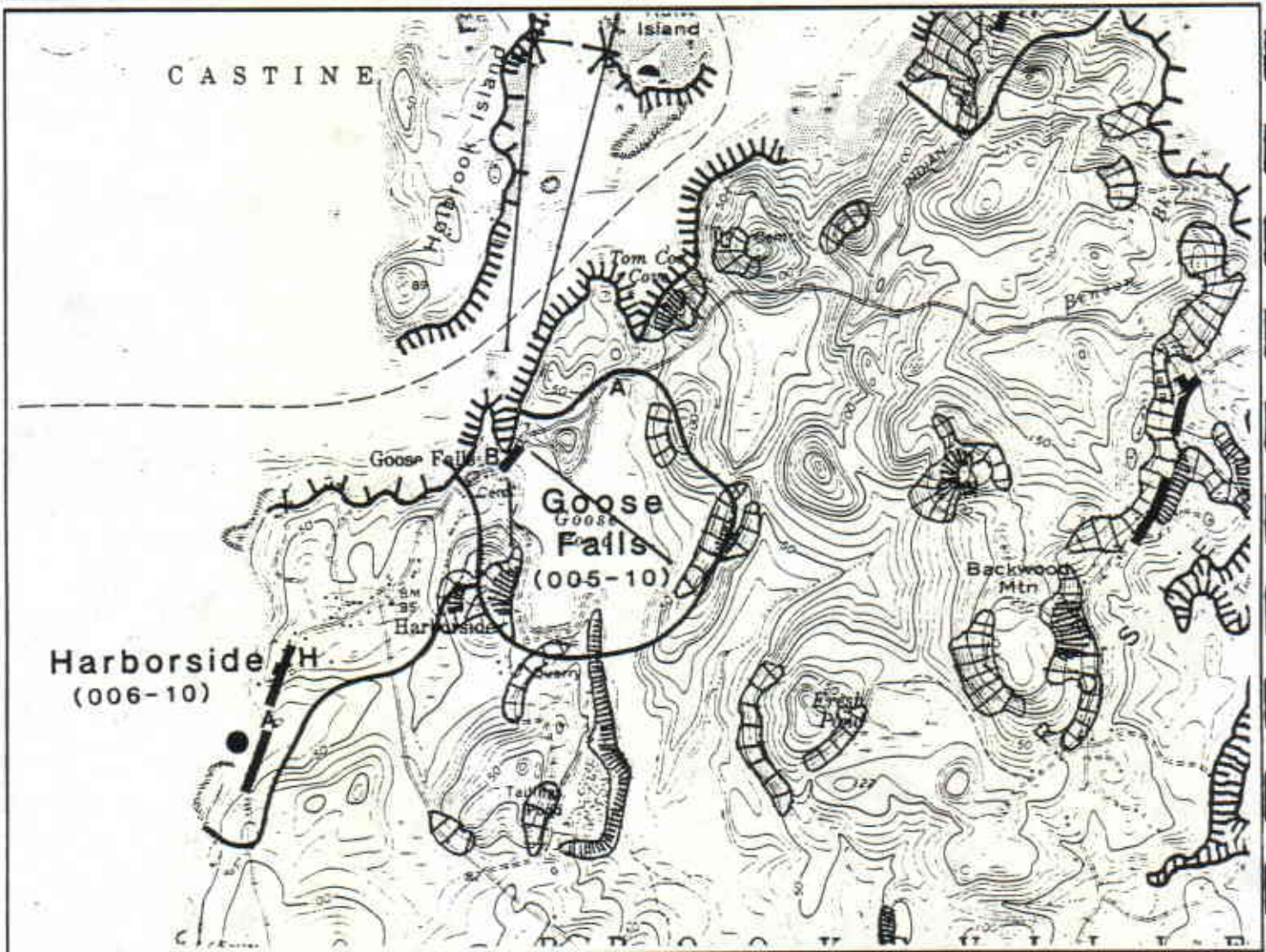
# Scenic Area Evaluation Form

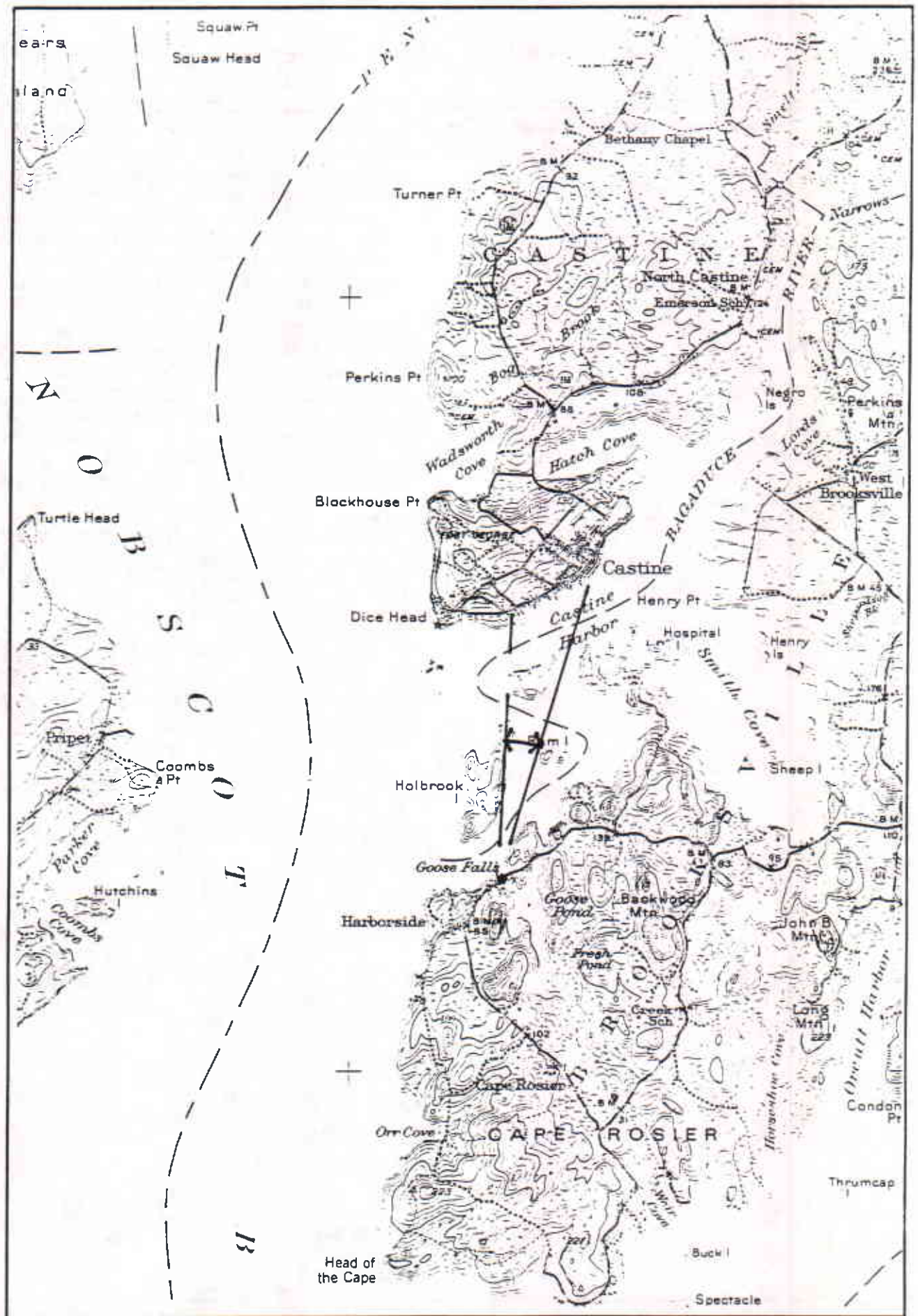
Scenic Area **Goose Falls** Code **005-10** Town(s) **Brooksville** County **Hancock**  
 1989 Coastal Scenic Inventory Maine State Planning Office

SI	S	IP	Special Interest/Score/Indicators Present
	3	X	1.Landform Topography___Slope 3
			2.Open Land
	6	X	3.Shoreline Configuration
	9	X	4.Scenic Features
	30		5.Scenic Quality of Water
			Duration of View 9
			Type of Water 12
			Quality of Horizon 9
	39	4	6.Desktop Subtotal
	11		6.Landscape Character
			Land Use 5
			Roadside Characteristics 3
			Settlement Characteristics 3
	3		7.Vegetation
X	9		8.Composition & Effect
	71		Total Score
1			Special Interest

**Viewshed Description** A well-known reversing falls found at the outlet of Goose Pond. A narrow view extends to the north toward Castine, past Holbrook Island. A pull-off area on the narrow dirt road affords a view to the falls and the pond. Midground views includes pine-covered shorelines, the ruins of wharves, mine tailings on Goose Pond, and the waters of Penobscot Bay. Background views are to the Bay, Castine Village, and wooded hilltops. The general landscape condition is good to very good, with exception of tailings on the pond. A complex viewshed with many points of interest.

**Viewshed Management Recommendations** Work with land trusts and others to protect islands and land within viewshed. Encourage owner of tailings to rehabilitate slope and restore vegetation. Refine parking-pull-off area. Improve filtered views to Goose Pond.





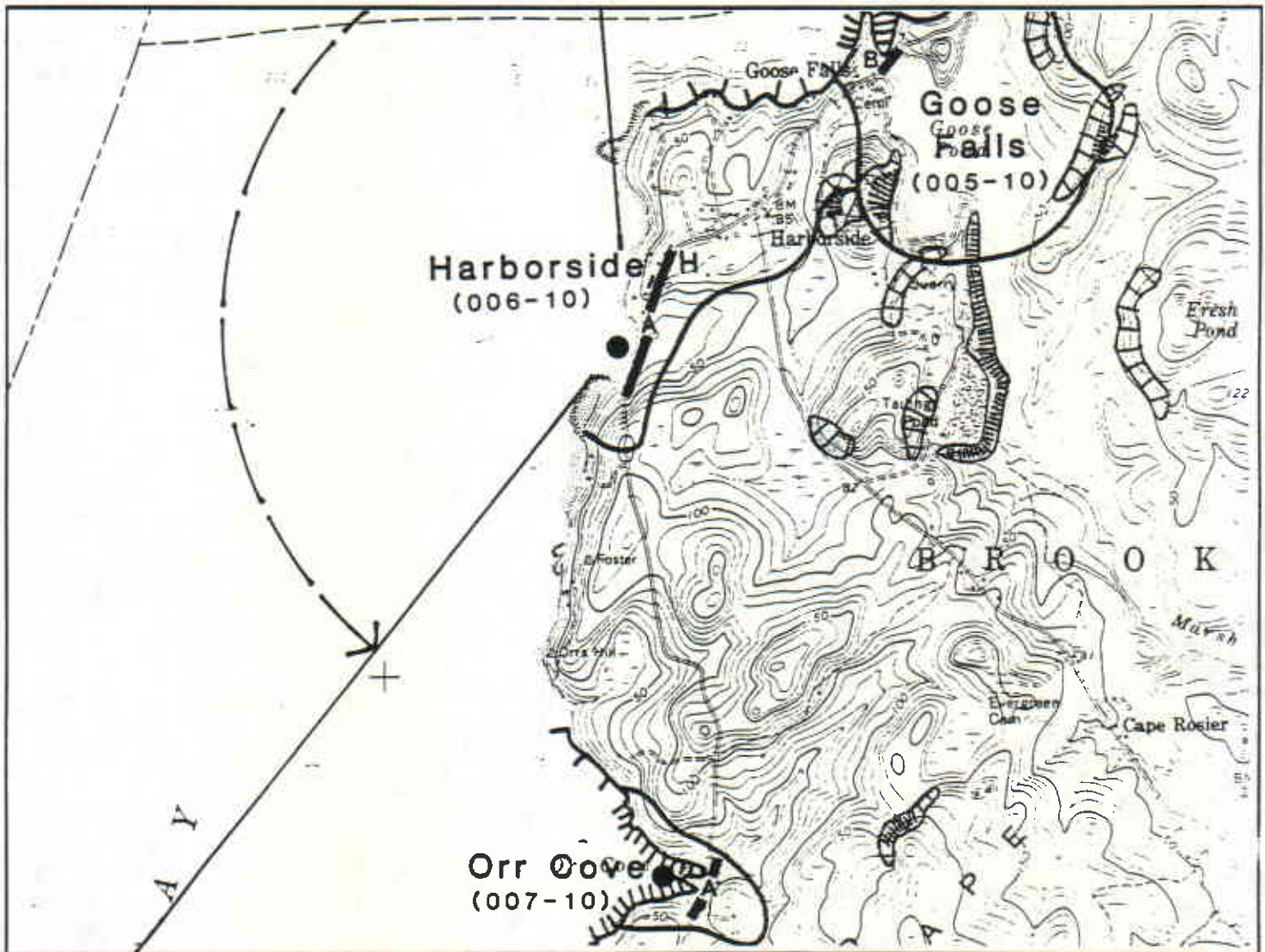
# Scenic Area Evaluation Form

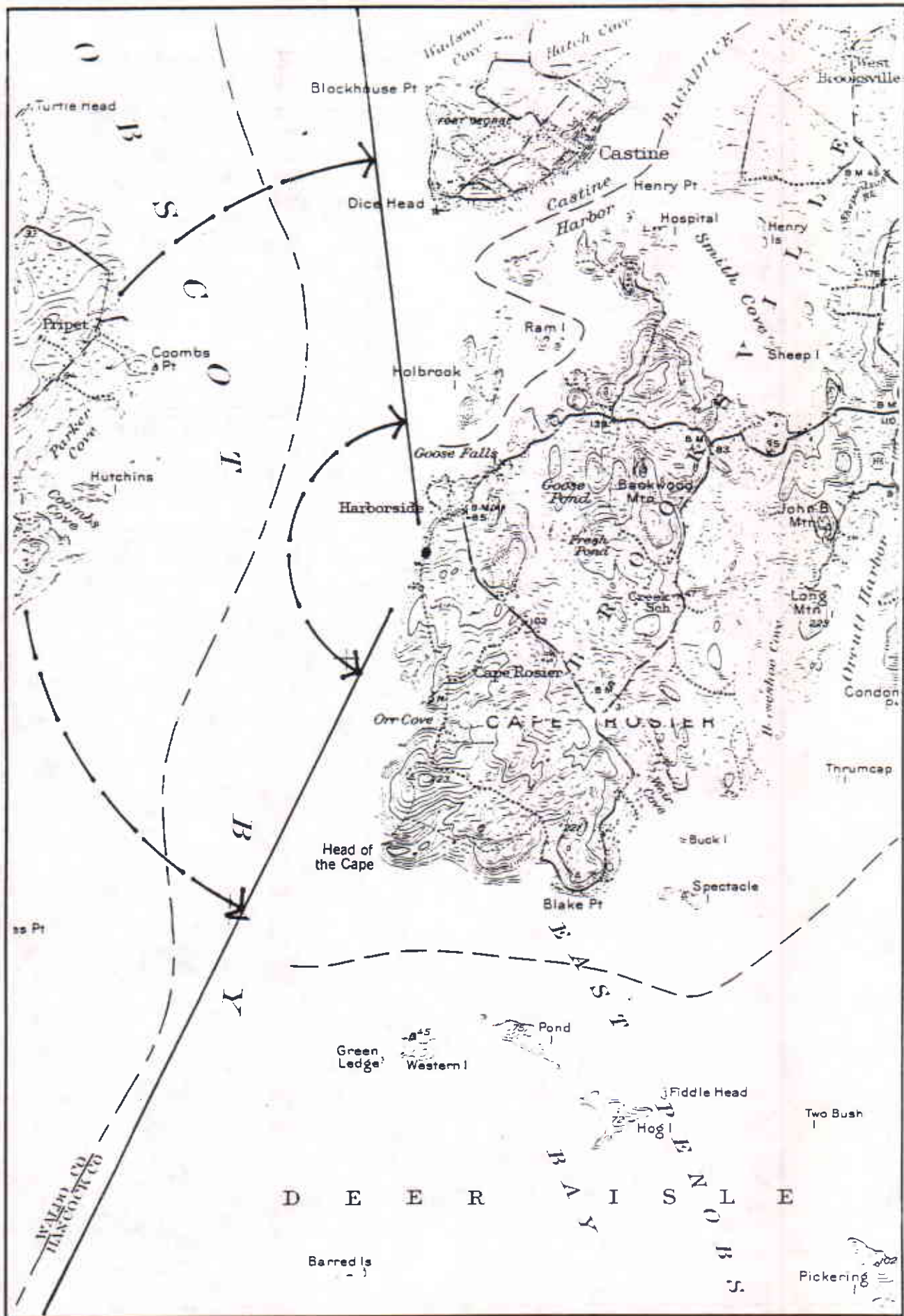
Scenic Area **Harborside** Code **006-10** Town(s) **Brooksville** County **Hancock**  
 1989 Coastal Scenic Inventory Maine State Planning Office

SI	S	IP	Special Interest/Score/Indicators Present
			1.Landform Topography____Slope____
	5	X	2.Open Land
			3.Shoreline Configuration
	9	X	4.Scenic Features (Beach/Camden Hills)
	21		5.Scenic Quality of Water
			Duration of View 6
			Type of Water 9
			Quality of Horizon 6
	35	3	Desktop Subtotal
X	22		6.Landscape Character
			Land Use 7
			Roadside Characteristics 6
			Settlement Characteristics 9
X	9		7.Vegetation
	9		8.Composition & Effect
	75		Total Score
2			Special Interest

**Viewshed Description** Small residential settlement of well-kept, architecturally compatible structures, open pasture land, and stone beach. Local road has both filtered and open views to Penobscot Bay. Foreground elements include pasture, cottages, stone beach, evergreen forests, rows of planted spruce, and the waters of Penobscot Bay. Views extend to Islesboro and the Camden Hills beyond. The general condition of the land is very good to excellent with well-maintained landscapes. Limited development is beginning to occur on the east side of the road in an open field near the primary viewing point.

**Viewshed Management Recommendations** Develop performance standards for new subdivisions which preserve visual access to the water and respect the architectural integrity of the community. Assist land trust in efforts to protect shoreline properties.





# Scenic Area Evaluation Form

Scenic Area **Orr Cove** Code **007-10** Town(s) **Brooksville** County **Hancock**  
 1989 Coastal Scenic Inventory Maine State Planning Office

SI	S	IP	Special Interest/Score/Indicators Present
			1.Landform Topography____Slope____
			2.Open Land
	6	X	3.Shoreline Configuration
	9	X	4.Scenic Features
	21		5.Scenic Quality of Water
			Duration of View 3
			Type of Water 12
			Quality of Horizon 6
	36	3	Desktop Subtotal
	16		6.Landscape Character
			Land Use 7
			Roadside Characteristics 3
			Settlement Characteristics 6
	9		7.Vegetation
	9		8.Composition & Effect
	70		Total Score
			Special Interest

**Viewshed Description** Small inlet on Cape Rosier in Penobscot Bay punctuated by large rocks in a coarse sand beach surrounded by pine-covered ledges. The Harborside homestead of Helen and the late Scott Nearing is located on the uplands directly east of Orr Cove. Background view is to Islesboro.

**Viewshed Management Recommendations** The land on both sides of Orr Cove should be protected through the acquisition of development rights or purchase by a conservation organization.





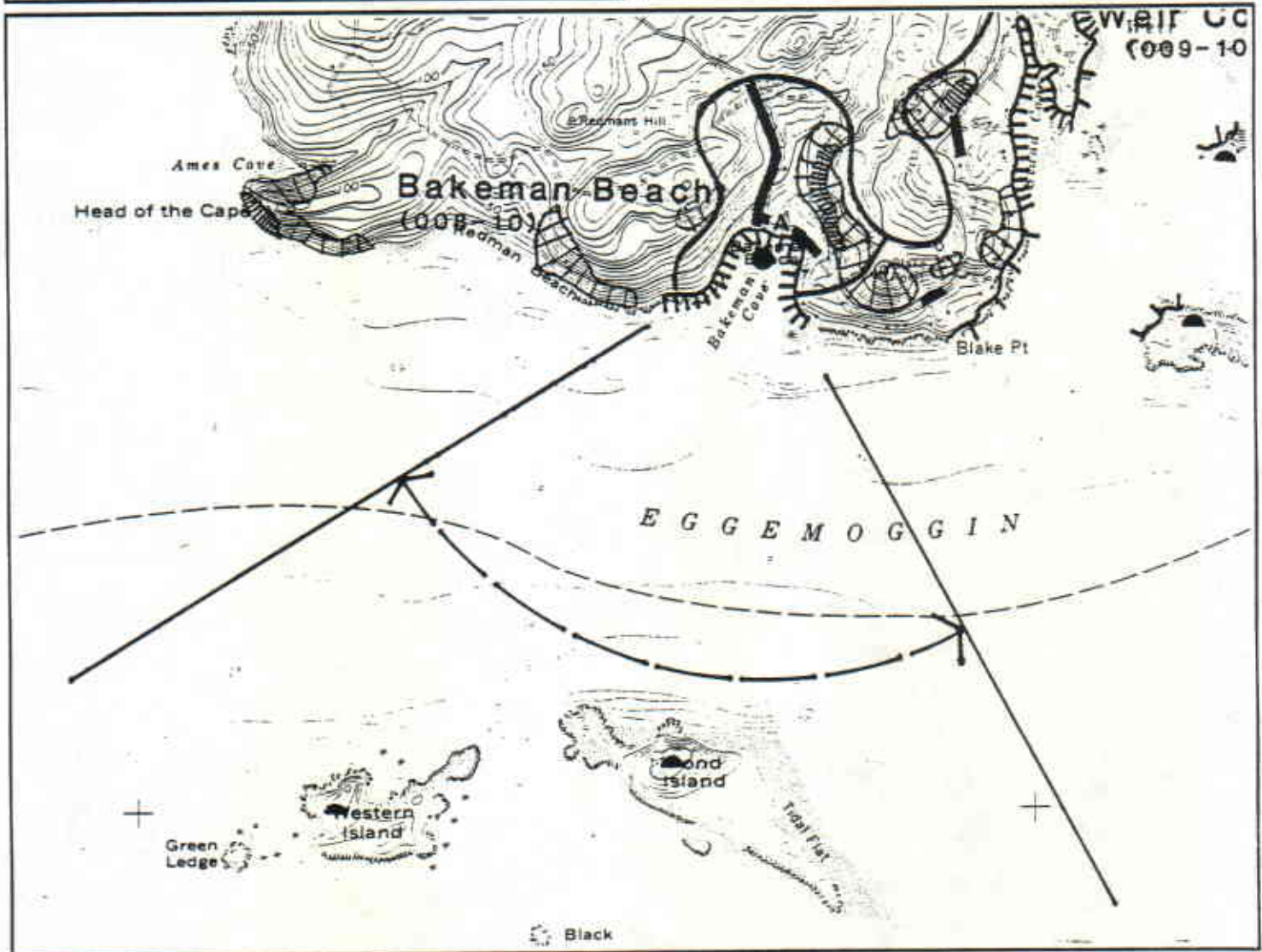
# Scenic Area Evaluation Form

Scenic Area **Bakeman Beach** Code **008-10** Town(s) **Brooksville** County **Hancock**  
 1989 Coastal Scenic Inventory Maine State Planning Office

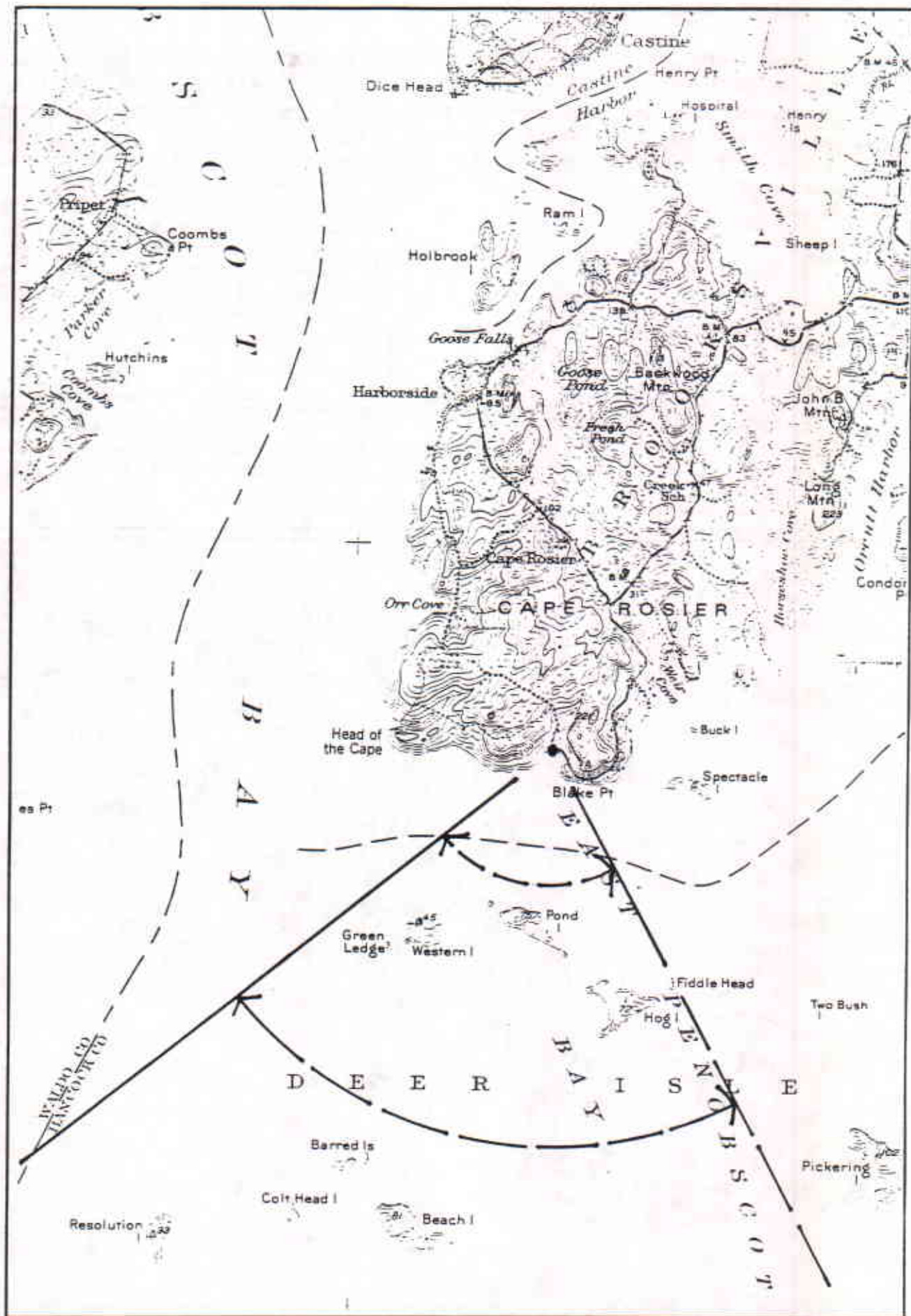
SI	S	IP	Special Interest/Score/Indicators Present
	3	X	1.Landform Topography___Slope 3
			2.Open Land
	6	X	3.Shoreline Configuration
X	9	X	4.Scenic Features (Beach)
X	27		5.Scenic Quality of Water
			Duration of View 9
			Type of Water 12
			Quality of Horizon 6
	45	4	Desktop Subtotal
	19		6.Landscape Character
			Land Use 7
			Roadside Characteristics 3
			Settlement Characteristics 9
	6		7.Vegetation
X	9		8.Composition & Effect
	79		Total Score
3			Special Interest

**Viewshed Description** Natural area with large horse-shoe shaped stone beach, wetland area, blueberry fields, and one residence. Local dirt road parallels the beach and rises into blueberry fields providing a variety of views as well as access to the beach. Fore-ground includes maintained blueberry fields, meadows, and stone beach. Midground includes Bakeman Cove and mature spruce shoreline. Background views are to the open ocean and several small distant islands. A very well composed view providing spectacular imagery.

**Viewshed Management Recommendations** Continue public access with careful development of defined parking and pull-off areas. Protect natural character of the bluffs on either side of the beach through conservation easements.







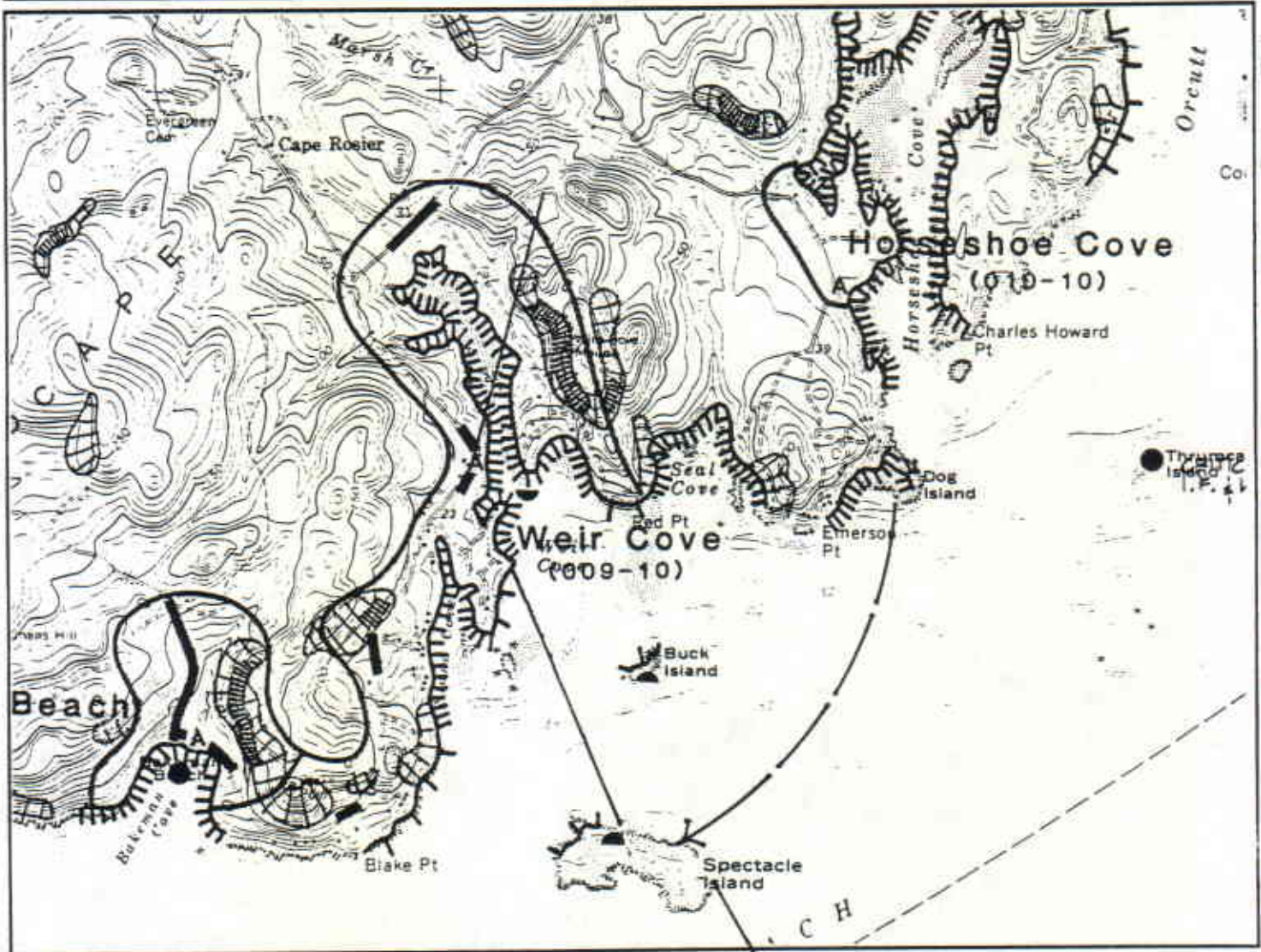
# Scenic Area Evaluation Form

Scenic Area Weir Cove Code 009-10 Town(s) Brooksville County Hancock  
 1989 Coastal Scenic Inventory Maine State Planning Office

SI	S	IP	Special Interest/Score/Indicators Present
	3	X	1.Landform Topography___Slope 3
			2.Open Land
	6	X	3.Shoreline Configuration
	9	X	4.Scenic Features
	27		5.Scenic Quality of Water
			Duration of View 6
			Type of Water 12
			Quality of Horizon 9
	45	4	Desktop Subtotal
	16		6.Landscape Character
			Land Use 7
			Roadside Characteristics 3
			Settlement Characteristics 6
	6		7.Vegetation
	9		8.Composition & Effect
	76		Total Score
			Special Interest

**Viewshed Description** One of the few places in Penobscot Bay affording a view where open water (Weir Cove) and mountains (Weir Cove Mountain) are juxtaposed. Highly configured harbor area with well kept small scaled homes. Periodic views from a very narrow road. Very diverse, vivid landscape, composed of a mixture of open fields, views to the semi-enclosed harbor and Eggmoggin Reach, and several offshore islands.

**Viewshed Management Recommendations** A high priority area for conservation activities to protect the fragile nature of the visual landscape.



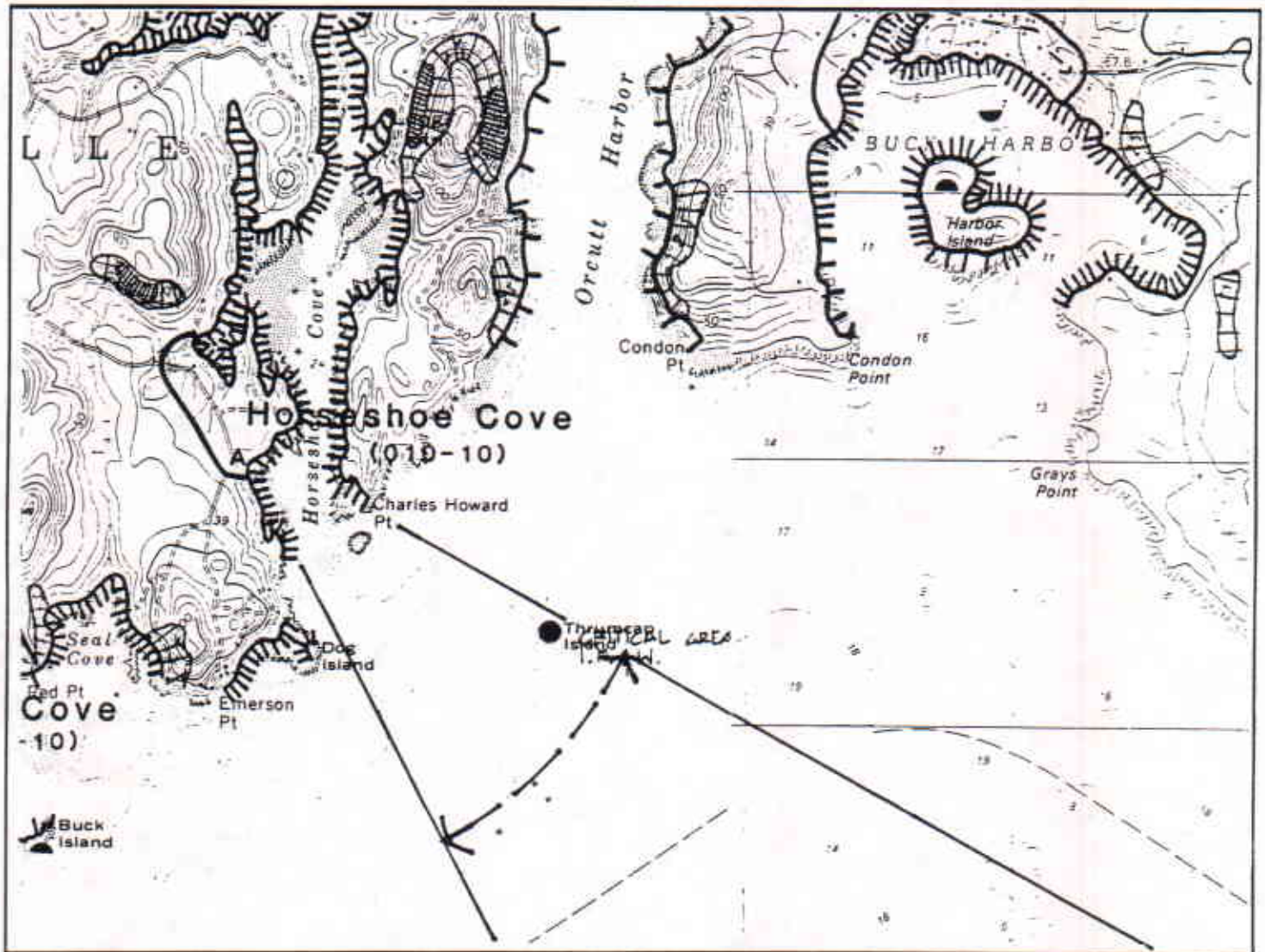
# Scenic Area Evaluation Form

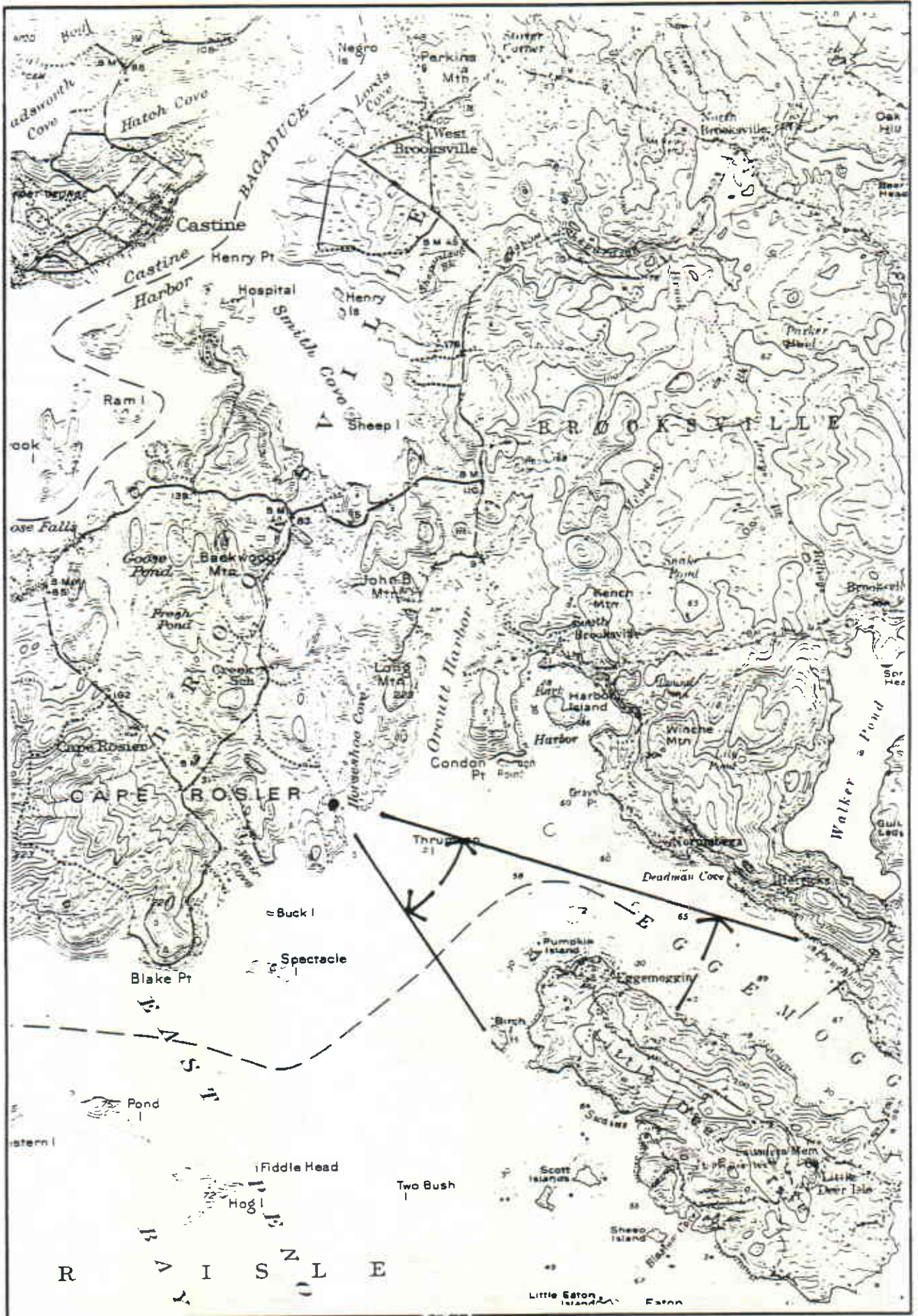
Scenic Area **Horseshoe Cove** Code **010-10** Town(s) **Brooksville** County **Hancock**  
 1989 Coastal Scenic Inventory Maine State Planning Office

SI	S	IP	Special Interest/Score/Indicators Present
			1.Landform Topography ___ Slope ___
			2.Open Land
	6	X	3.Shoreline Configuration
	6	X	4.Scenic Features (Islands/Deer Isle Bridge)
X	21		5.Scenic Quality of Water
			Duration of View 3
			Type of Water 12
			Quality of Horizon 6
	33	3	Desktop Subtotal
	17		6.Landscape Character
			Land Use 7
			Roadside Characteristics 1
			Settlement Characteristics 9
	6		7.Vegetation
X	9		8.Composition & Effect
	65		Total Score
2			Special Interest

**Viewshed Description** Largely intact natural area of spruce forest and short water view located at the end of a gravel road. Foreground elements include the spruce forest, granite shoreline, the waters of Horseshoe Cove, and Charles Howard Point on the opposite shoreline. Midground views includes the cove and Eggmoggin Reach. The background view extends to Penobscot Bay, Little Deer Isle, the Deer Isle Bridge, and several other islands on the horizon.

**Viewshed Management Recommendations** Provide traffic turn around and pull-off area. Preserve the character of the shoreline around Horseshoe Cove with conservation easements or other forms of protection.





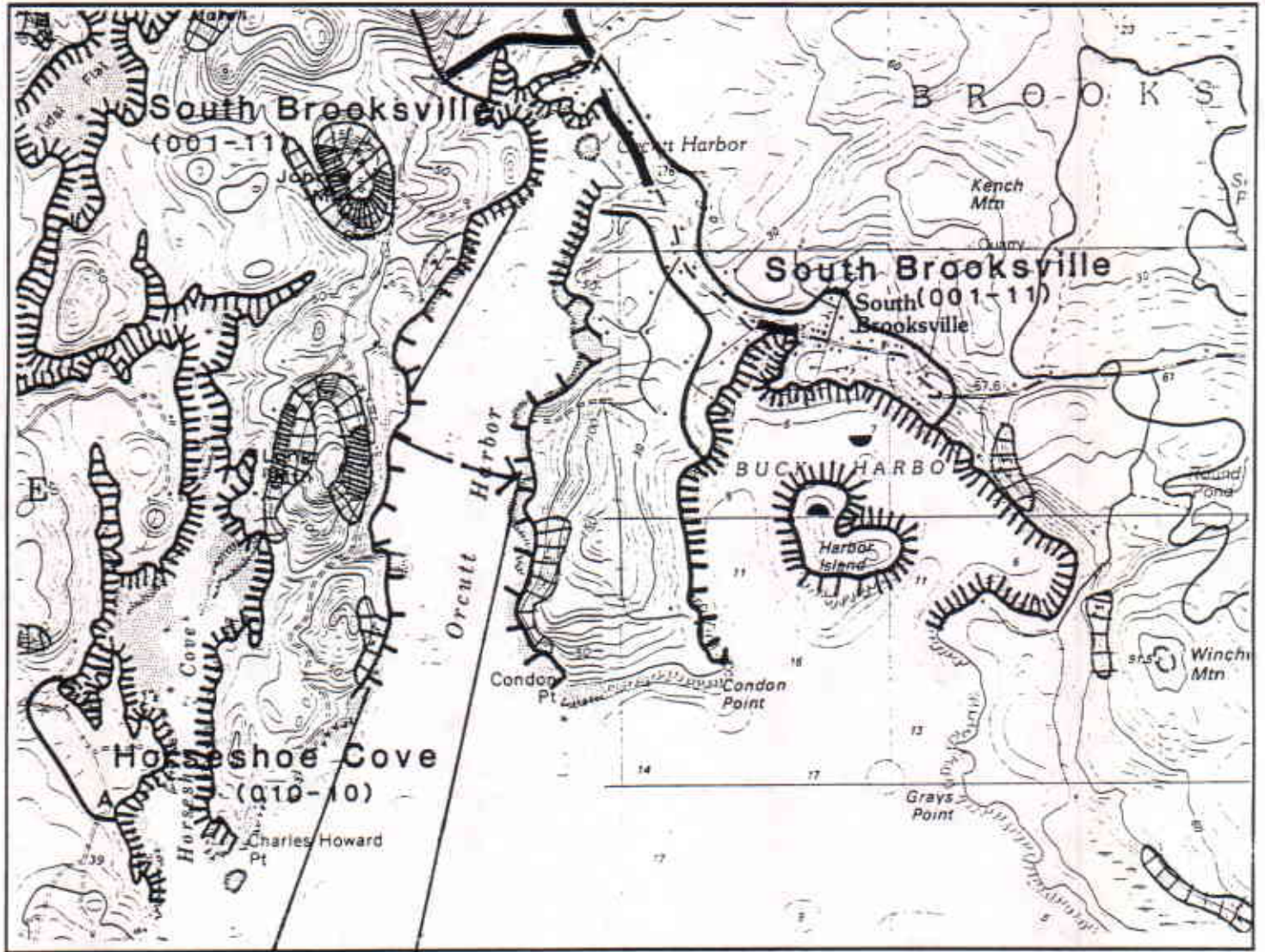
# Scenic Area Evaluation Form

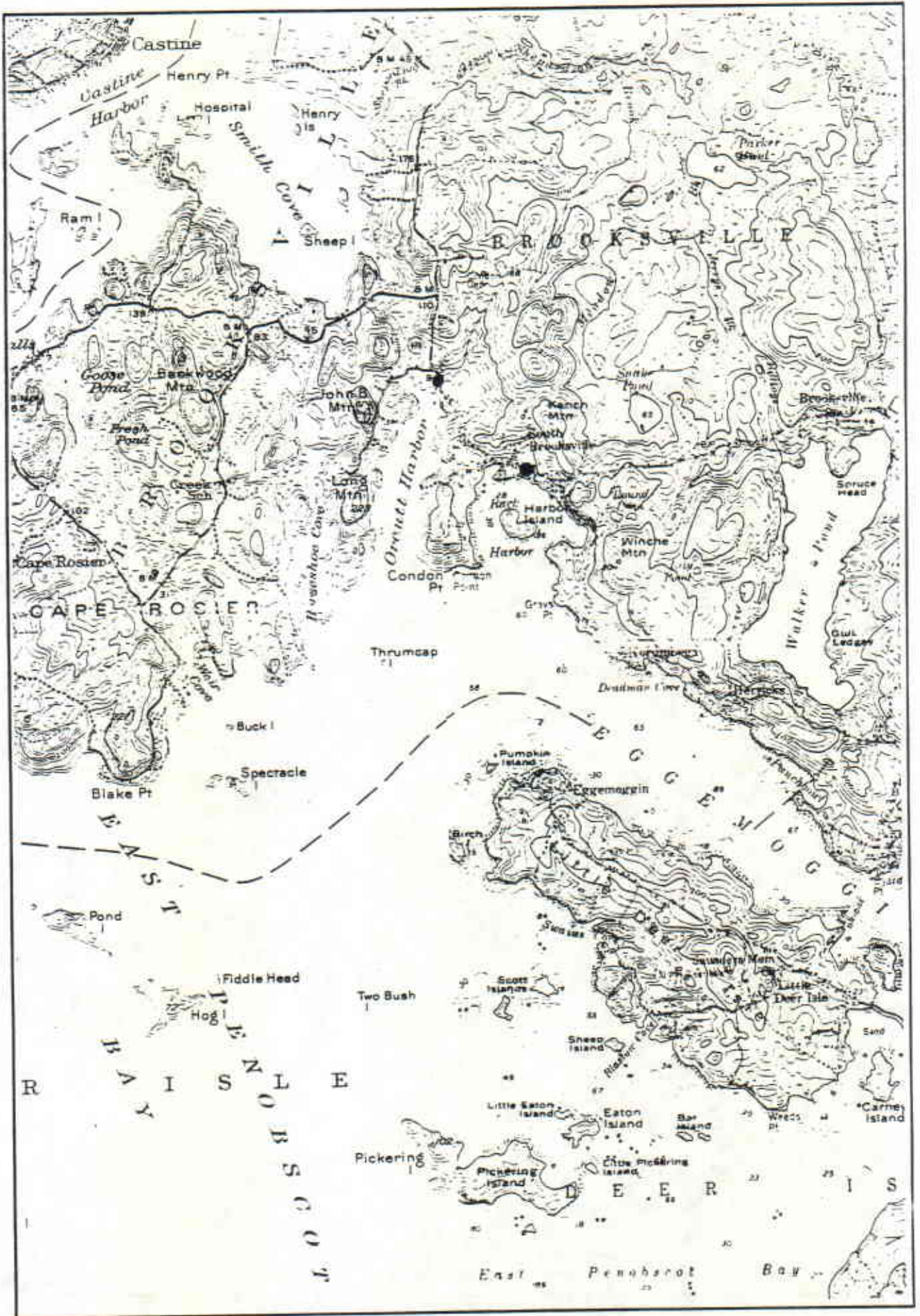
Scenic Area South Brooksville Code 001-11 Town(s) Brooksville County Hancock  
 1989 Coastal Scenic Inventory Maine State Planning Office

SI	S	IP	Special Interest/Score/Indicators Present
	3	X	1.Landform Topography___Slope 3
			2.Open Land
	6	X	3.Shoreline Configuration
	9	X	4.Scenic Features
	27		5.Scenic Quality of Water
			Duration of View 6
			Type of Water 12
			Quality of Horizon 9
	45	4	Desktop Subtotal
	12		6.Landscape Character
			Land Use 5
			Roadside Characteristics 1
			Settlement Characteristics 6
	6		7.Vegetation
	6		8.Composition & Effect
	69		Total Score
			Special Interest

**Viewshed Description** A small village overlooking Bucks Harbor and Orcutt Harbor. A popular mooring for pleasure boats. Highly configured pine covered shoreline extends to Eggmoggin Reach. Periodic views of the water afford a variety of opportunities to see this largely undeveloped landscape. Some development activity is beginning to occur in the hills overlooking Bucks Harbor.

**Viewshed Management Recommendations** Protection of the hills that form the harbors through conservation easements and/or innovative zoning measures. Open additional view corridors to the water.

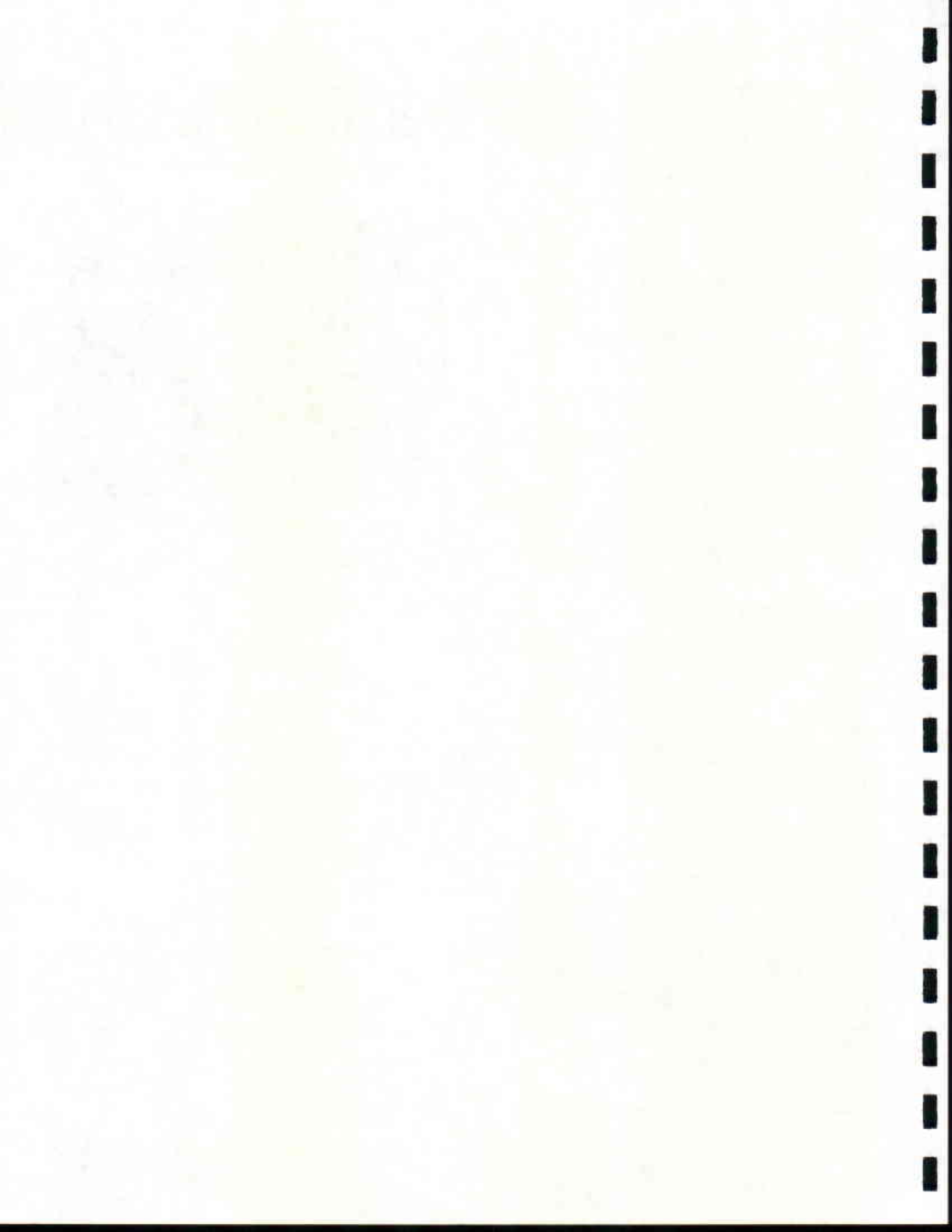




# BAGADUCE RIVER



Penobscot  
Johnson Point  
Bagaduce Falls





# Sub-Region Evaluation Form

Sub-Region **Bagaduce River**  
 1989 Coastal Scenic Inventory

Towns **Penobscot, Brooksville**

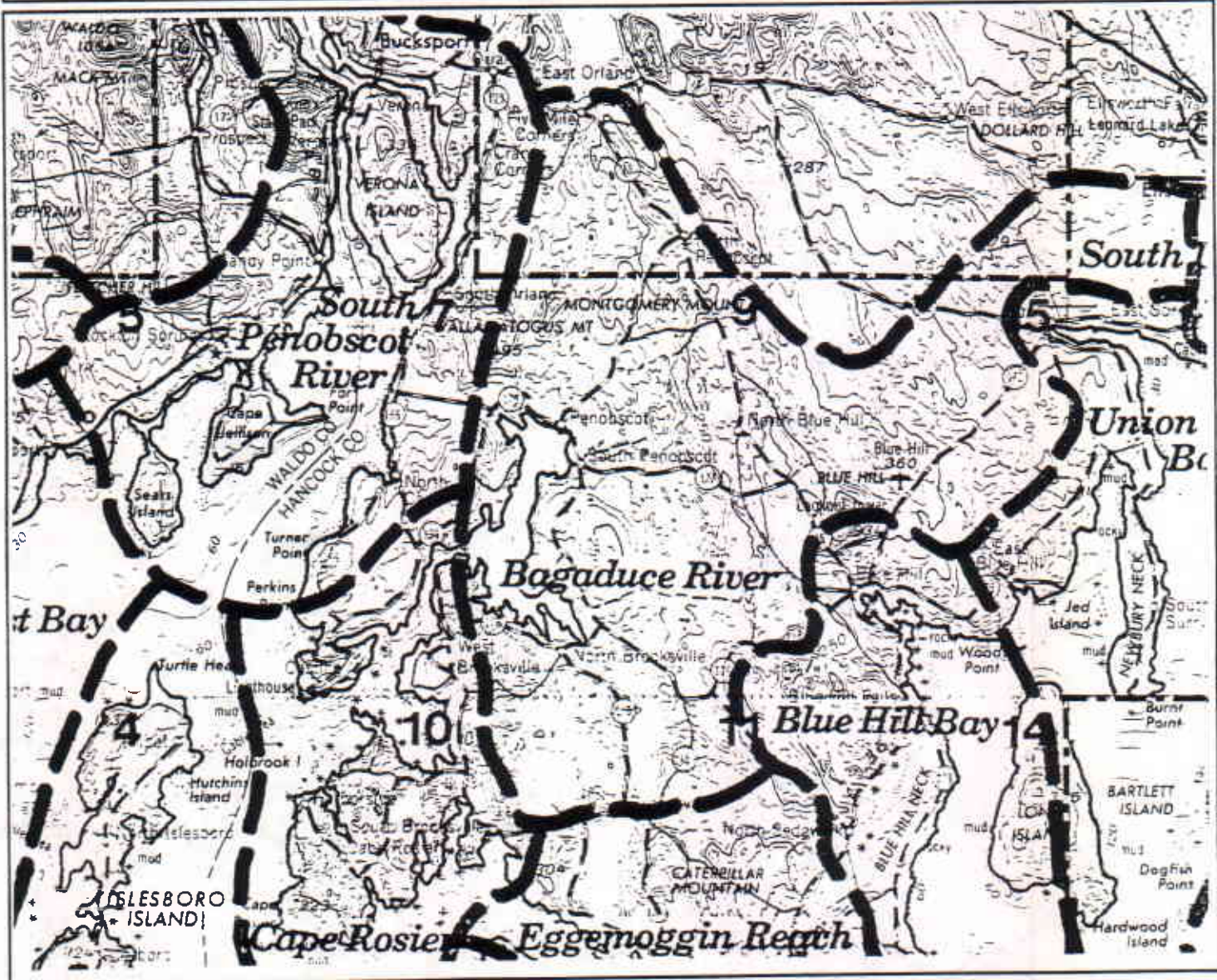
County **Hancock**  
 Maine State Planning Office

## Sub-Region Description

**Bagaduce River** is an interior subarea characterized by small villages, rural roads, and a level of development activity that is far less intense than the majority of the Penobscot Bay region. Several of the higher hills to the east of the Bagaduce River offer views to the Bay across vast blueberry barrens and rocky farmland.

## Scenic Areas

- Penobscot (004-09)
- Johnson Point (005-09)
- Bagaduce Falls (006-09)



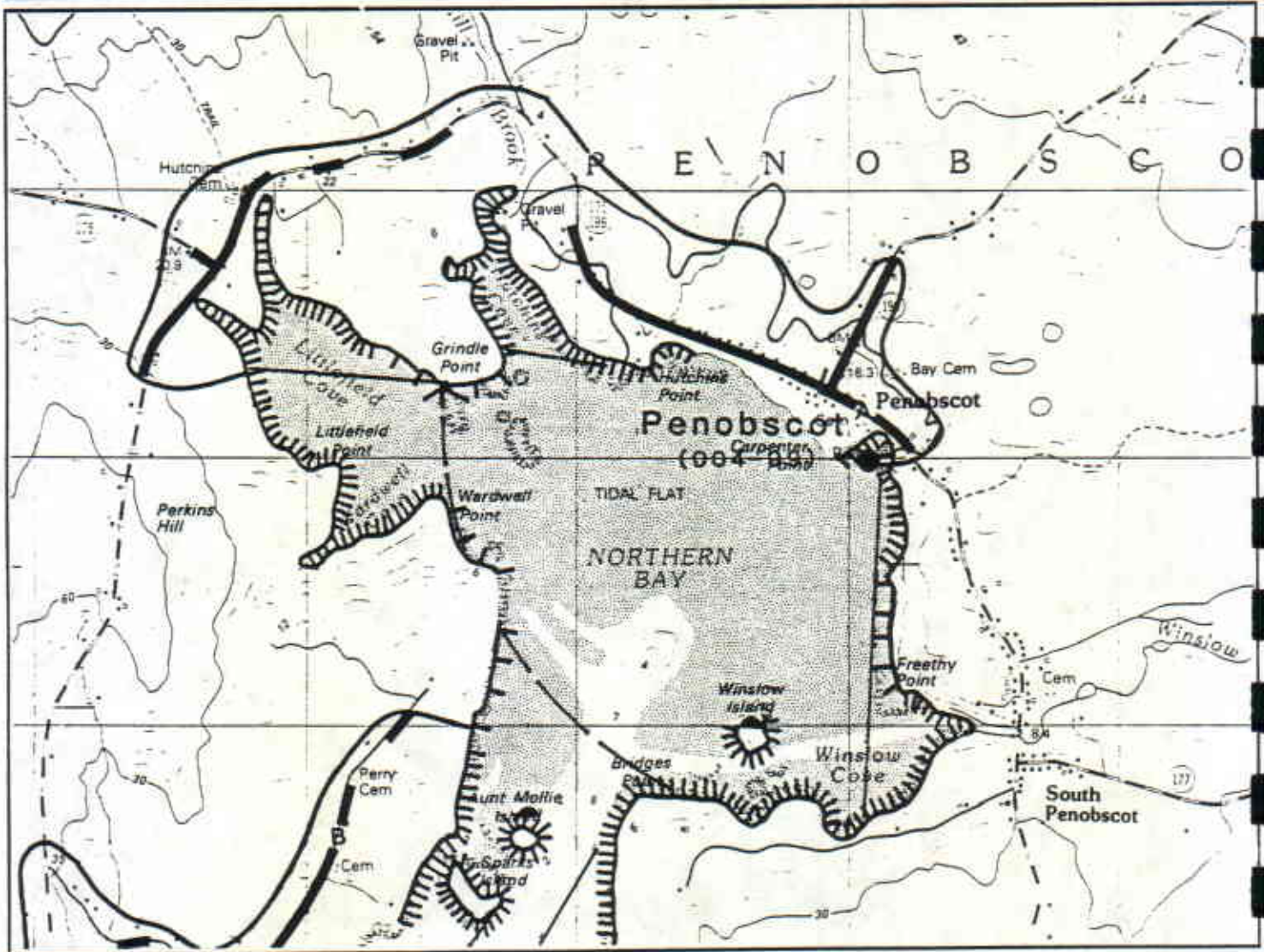
# Scenic Area Evaluation Form

Scenic Area **Penobscot** Code **004-09** Town(s) **Penobscot** County **Hancock**  
 1989 Coastal Scenic Inventory Maine State Planning Office

ST	IS	IP	Special Interest/Score/Indicators Present
			1.Landform Topography ___ Slope ___
	4	X	2.Open Land
	6	X	3.Shoreline Configuration
			4.Scenic Features
	24		5.Scenic Quality of Water
			Duration of View 9
			Type of Water 9
			Quality of Horizon 6
	34	3	<b>Desktop Subtotal</b>
	14		6.Landscape Character
			Land Use 5
			Roadside Characteristics 3
			Settlement Characteristics 6
	3		7.Vegetation
	6		8.Composition & Effect
	57		<b>Total Score</b>
			<b>Special Interest</b>

**Viewshed Description** A very small village on a hillside overlooking Northern Bay. A small road-side park provides direct access to the Bay and the Bagaduce River to the south. Low hills, covered with mixed softwoods, enclose the highly configured shoreline. The only obvious development occurs at the village. The occasional single family home around the bay is well screened or set back to render them invisible during the summer months.

**Viewshed Management Recommendations** Conservation easements on all lands visible from the village and from Northern Bay. Strict performance standards for new development to minimize visual impacts on the bay.



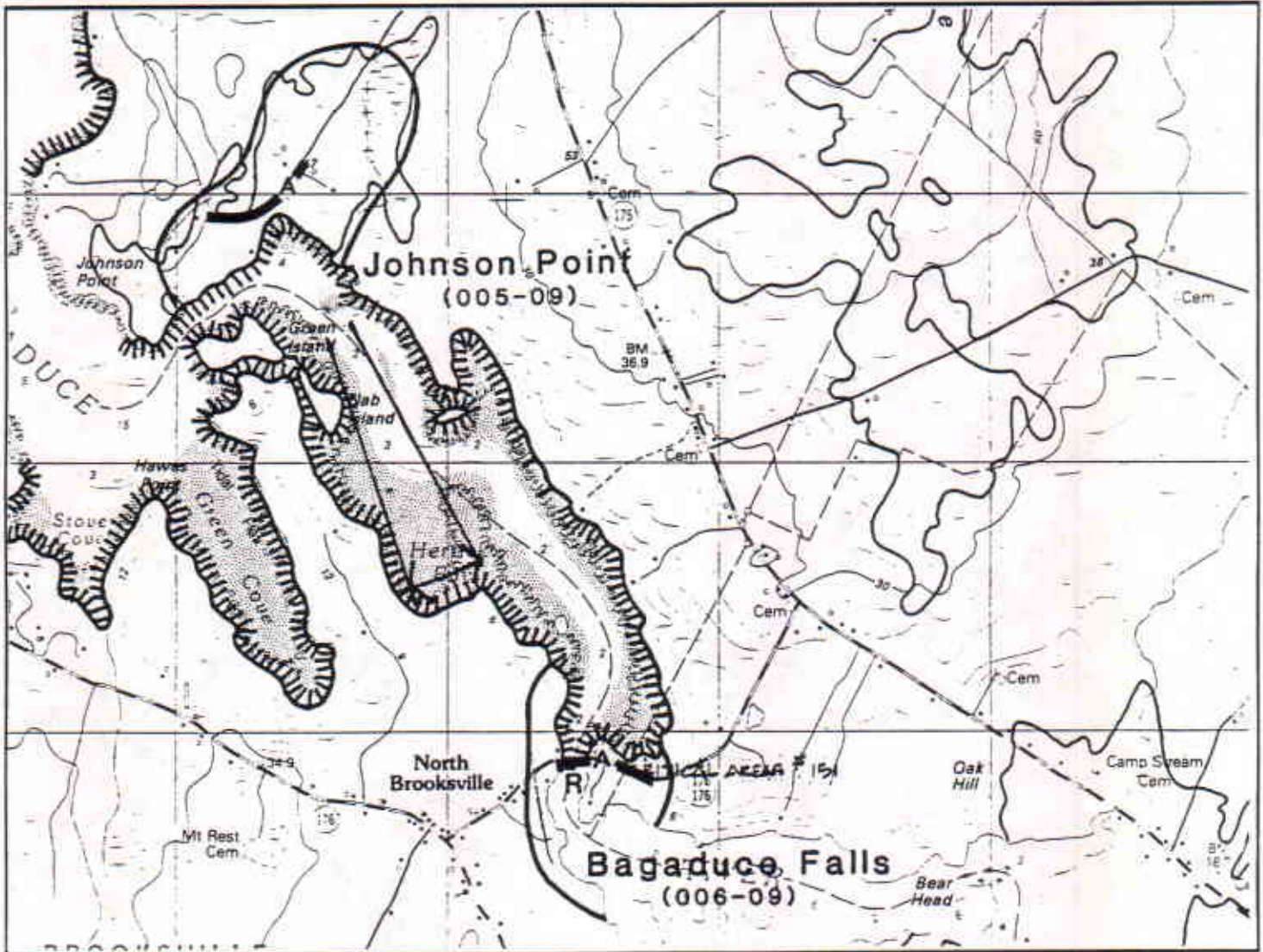
# Scenic Area Evaluation Form

Scenic Area **Johnson Point** Code **005-09** Town(s) **Penobscot** County **Hancock**  
 1989 Coastal Scenic Inventory Maine State Planning Office

SI	S	IP	Special Interest/Score/Indicators Present
			1.Landform Topography____Slope____
	3	X	2.Open Land
	6	X	3.Shoreline Configuration
			4.Scenic Features
	21		5.Scenic Quality of Water
			Duration of View 6
			Type of Water 9
			Quality of Horizon 6
	30	3	Desktop Subtotal
	9		6.Landscape Character
			Land Use 5
			Roadside Characteristics 1
			Settlement Characteristics 3
	3		7.Vegetation
	3		8.Composition & Effect
	45		Total Score
			Special Interest

**Viewshed Description** Rural area with recent residential development, primarily in open meadows. Local road provides open and filtered views to the Bagaduce River. Foreground elements include meadows, houses, mixed forest edge, oaks on shoreline, and the Bagaduce River. Midground includes the river and low spruce-covered hills on the opposite shoreline. General landscape condition is good to very good but lacks cohesiveness.

**Viewshed Management Recommendations** Support the efforts of local land trusts to acquire conservation easements to protect the viewshed of the Bagaduce River.



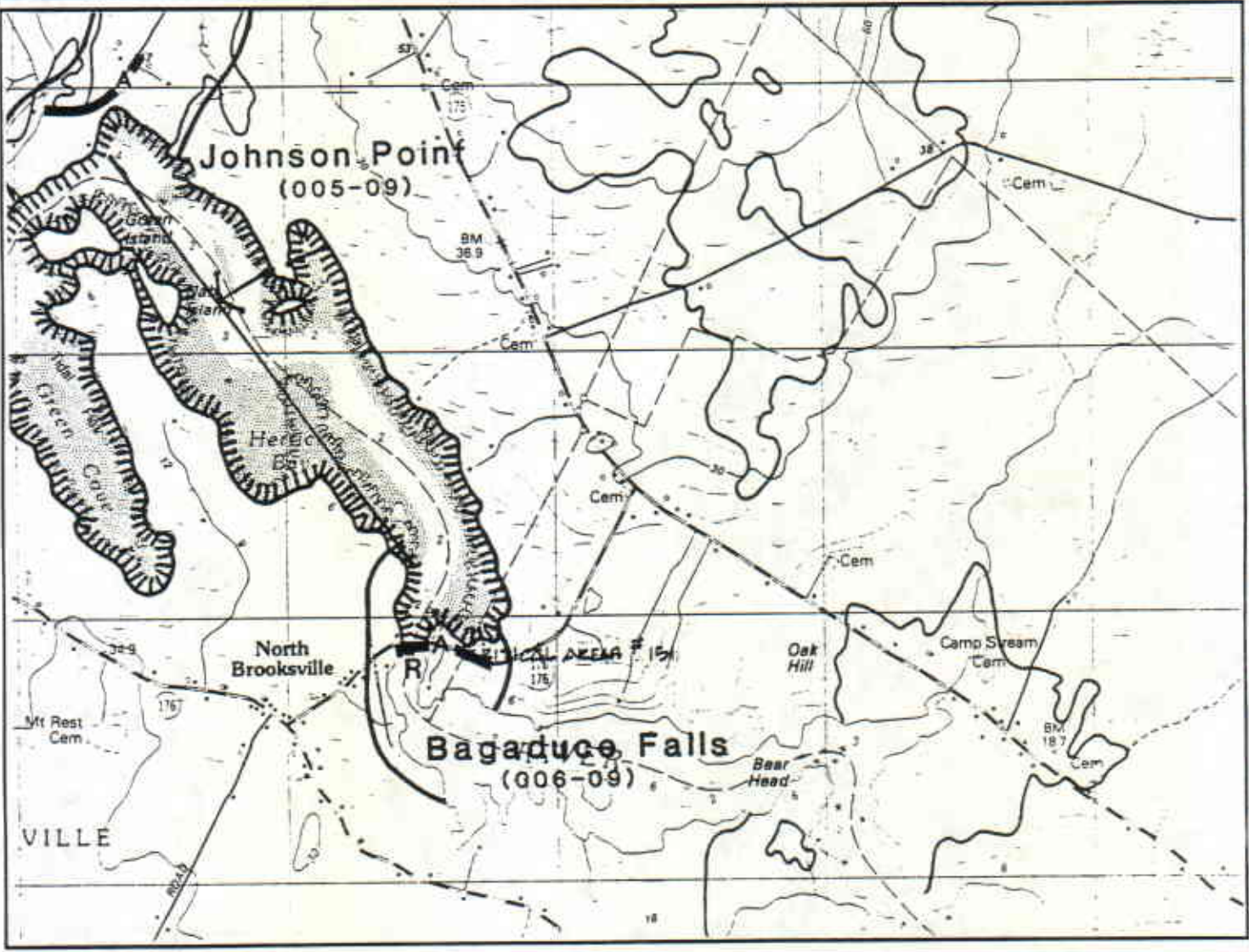
# Scenic Area Evaluation Form

Scenic Area **Bagaduce Falls** Code **006-09** Town(s) **Penobscot/Brooksville** County **Hancock**  
 1989 Coastal Scenic Inventory Maine State Planning Office

ST	IS	IP	Special Interest/Score/Indicators Present
			1.Landform Topography___Slope___
			2.Open Land
	6	X	3.Shoreline Configuration
	9	X	4.Scenic Features (Reversing Falls)
	18		5.Scenic Quality of Water
			Duration of View 3
			Type of Water 9
			Quality of Horizon 6
	27	3	Desktop Subtotal
	11		6.Landscape Character
			Land Use 5
			Roadside Characteristics 3
			Settlement Characteristics 3
	3		7.Vegetation
	6		8.Composition & Effect
	53		Total Score
			Special Interest

**Viewshed Description** Bagaduce Falls is a well known natural feature (tidal reversing falls) between the Bagaduce River and Snow Cove. The highway bridge affords a good view of the falls as well as half a mile of the undeveloped shoreline of the river. The foreground of the viewpoint includes a seasonal restaurant with a picnic and parking area, filtered views through a spruce forest, the cove and the river. Mid-ground includes spruce forested banks and tidal river.

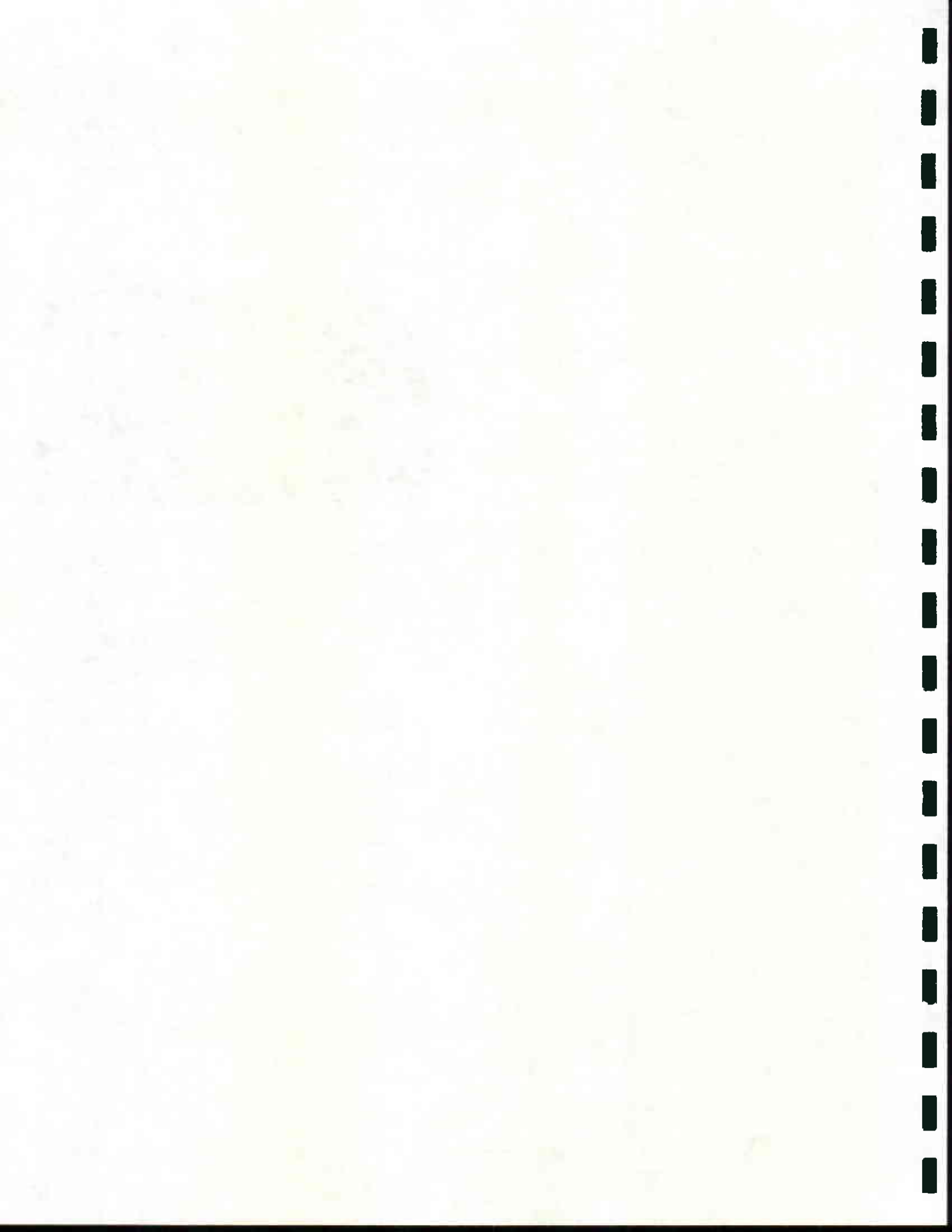
**Viewshed Management Recommendations** Provide public pull-off and access near bridge. Encourage the continued acquisition of conservation easements along the Bagaduce River to protect the entire viewshed.



# DEER ISLE



Blastow Cove  
Weeds Point  
Deer Isle Village  
Pressey Cove  
Mill Pond  
Crockett Cove  
West Stonington  
Moose Island  
Stonington Village  
Buckmaster Neck  
South Deer Isle  
Hatch Cove  
Long Cove  
Mountainville  
Western Cove  
East Side Cove  
Oak Point  
Naskeag  
Haven  
Herrick Head  
Flye Point



# Sub-Region Evaluation Form

Sub-Region Deer Isle  
1989 Coastal Scenic Inventory

Towns Deer Isle, Brooklin

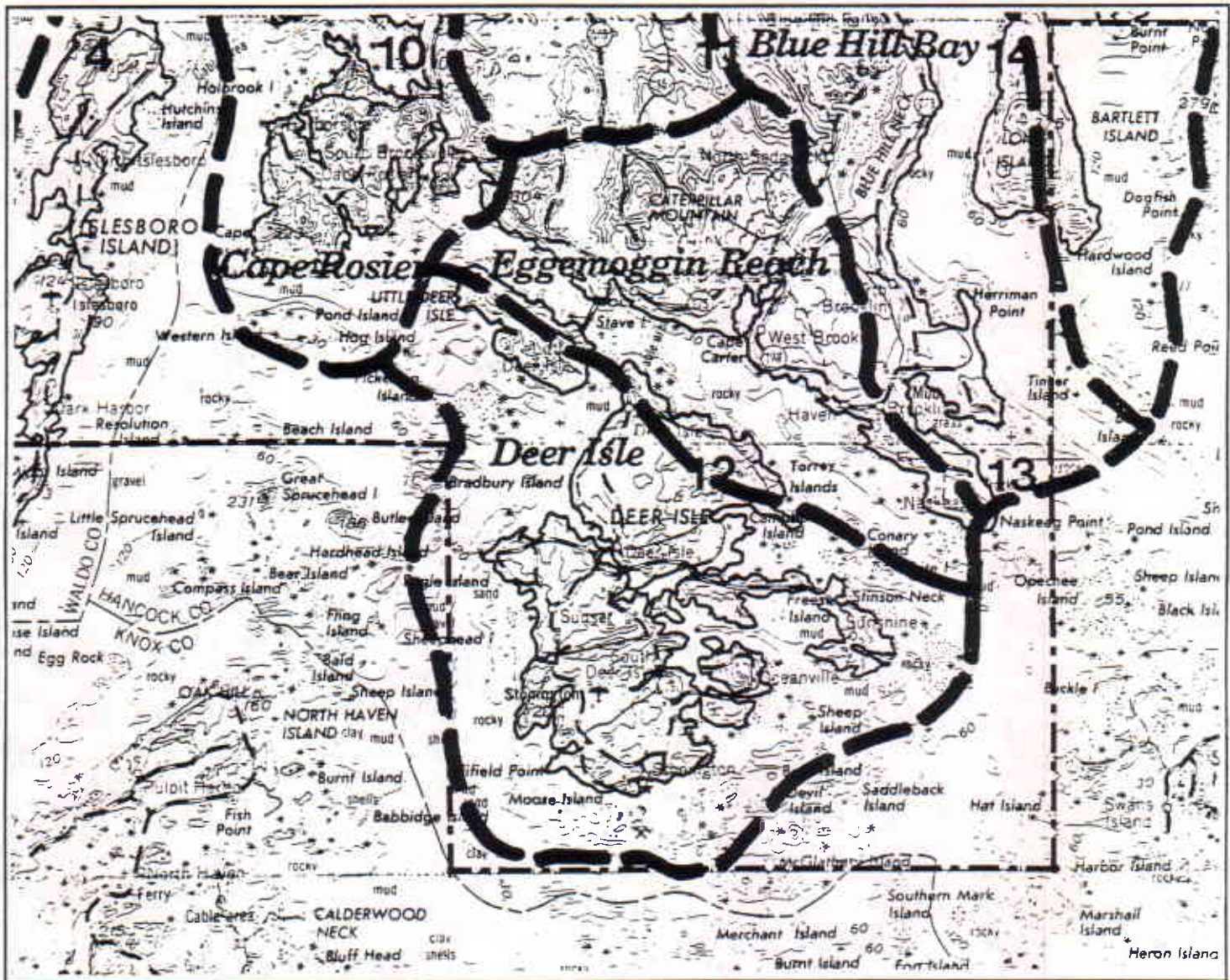
County Hancock  
Maine State Planning Office

## Sub-Region Description

Deer Isle is the major near-shore island group in Penobscot Bay. The landscape is a highly vivid and unified complex of small coves with rocky, spruce covered shorelines, rounded islands, and small villages oriented to the Bay. Settlement patterns are distinctive, tightly organized, and unified by a consistency in architectural style. Most of the views to the water look out to the many smaller islands that surround Deer Isle and Little Deer Isle, adding to the richness and variety of the landscape. Deer Isle offers the beauty and uniqueness of an island with the convenience of the mainland.

## Scenic Areas

- |                             |                         |
|-----------------------------|-------------------------|
| Blastow Cove (009-11)       | Western Cove (003-13)   |
| Weeds Point (010-11)        | East Side Cove (005-13) |
| Deer Isle Village (002-12)  | Oak Point (007-13)      |
| Pressey Cove (004-12)       | Naskeag (008-13)        |
| Mill Pond (006-12)          | Haven (003-14)          |
| Crockett Cove (007-12)      | Herrick Head (004-14)   |
| West Stonington (008-12)    | Flye Point (006-14)     |
| Moose Island (009-12)       |                         |
| Stonington Village (010-12) |                         |
| Buckmaster Neck (012-12)    |                         |
| South Deer Isle (013-12)    |                         |
| Hatch Cove (014-12)         |                         |
| Long Cove (015-12)          |                         |
| Mountainville (017-12)      |                         |



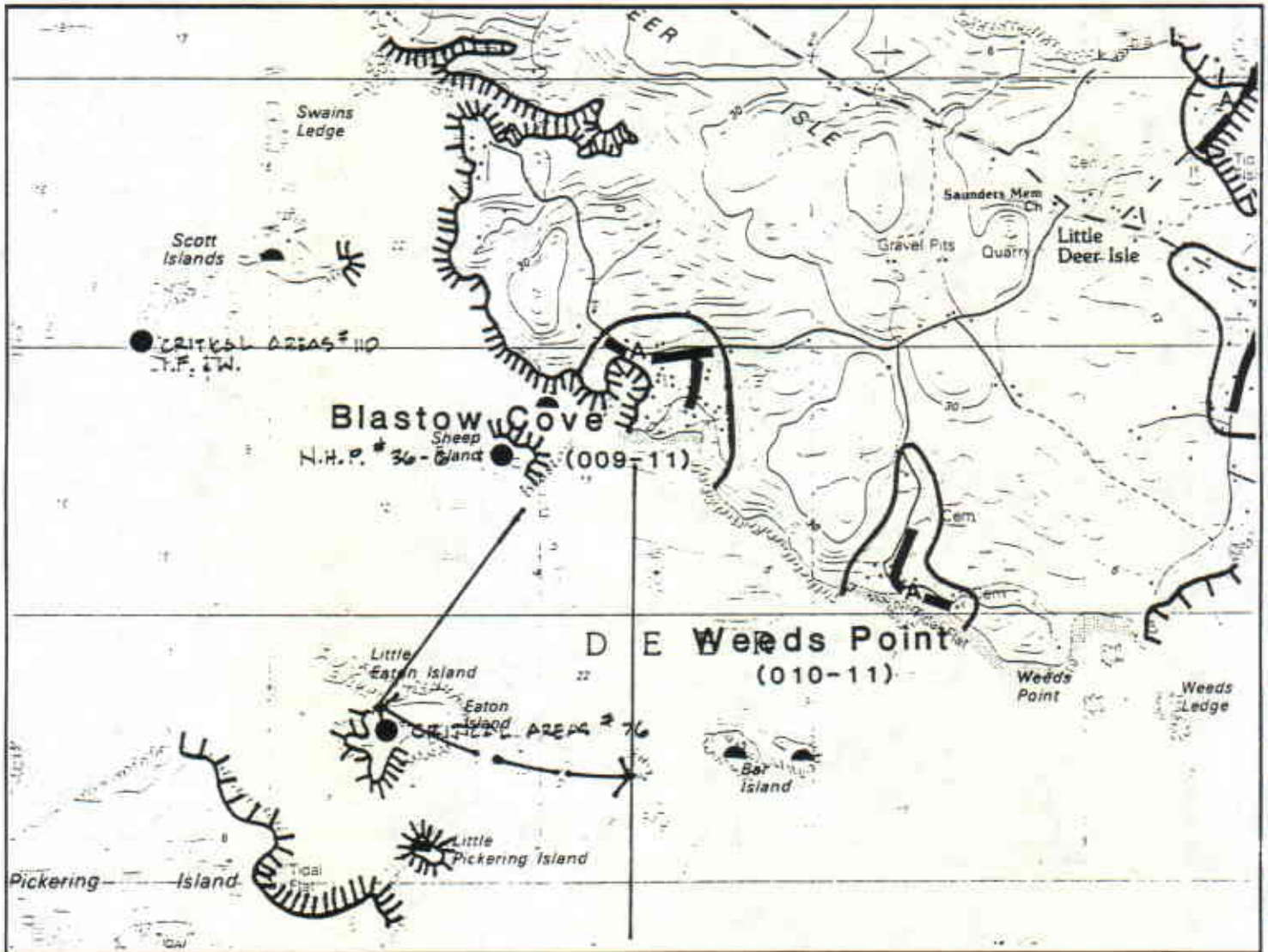
# Scenic Area Evaluation Form

Scenic Area **Blastow Cove** Code **009-11** Town(s) **Deer Isle** County **Hancock**  
 1989 Coastal Scenic Inventory Maine State Planning Office

SI	S	IP	Special Interest/Score/Indicators Present
			1.Landform Topography ___ Slope ___
	6	X	2.Open Land
	9	X	3.Shoreline Configuration
X	24		4.Scenic Features
			5.Scenic Quality of Water
			Duration of View 6
			Type of Water 12
			Quality of Horizon 6
	39	3	<b>Desktop Subtotal</b>
	7		6.Landscape Character
			Land Use 3
			Roadside Characteristics 1
			Settlement Characteristics 3
	3		7.Vegetation
	3		8.Composition & Effect
	52		<b>Total Score</b>
1			<b>Special Interest</b>

**Viewshed Description** Small cove on Little Deer Isle with substantial residential settlement. Area includes stone beaches, spruce forests, a commercial construction operation, residences, and a restaurant. Local roads provide access to homes and restaurant. Foreground includes lawns, second growth field, structures, beach, spruce forest, and Sheep Island immediately offshore. Midground includes Blastow Cove and several small islands. Background views are to open waters, several small islands, and North Haven Island on the horizon. Landscape and structures are generally in poor to fair condition.

**Viewshed Management Recommendations** Define road edges. Provide parking pull-off areas.





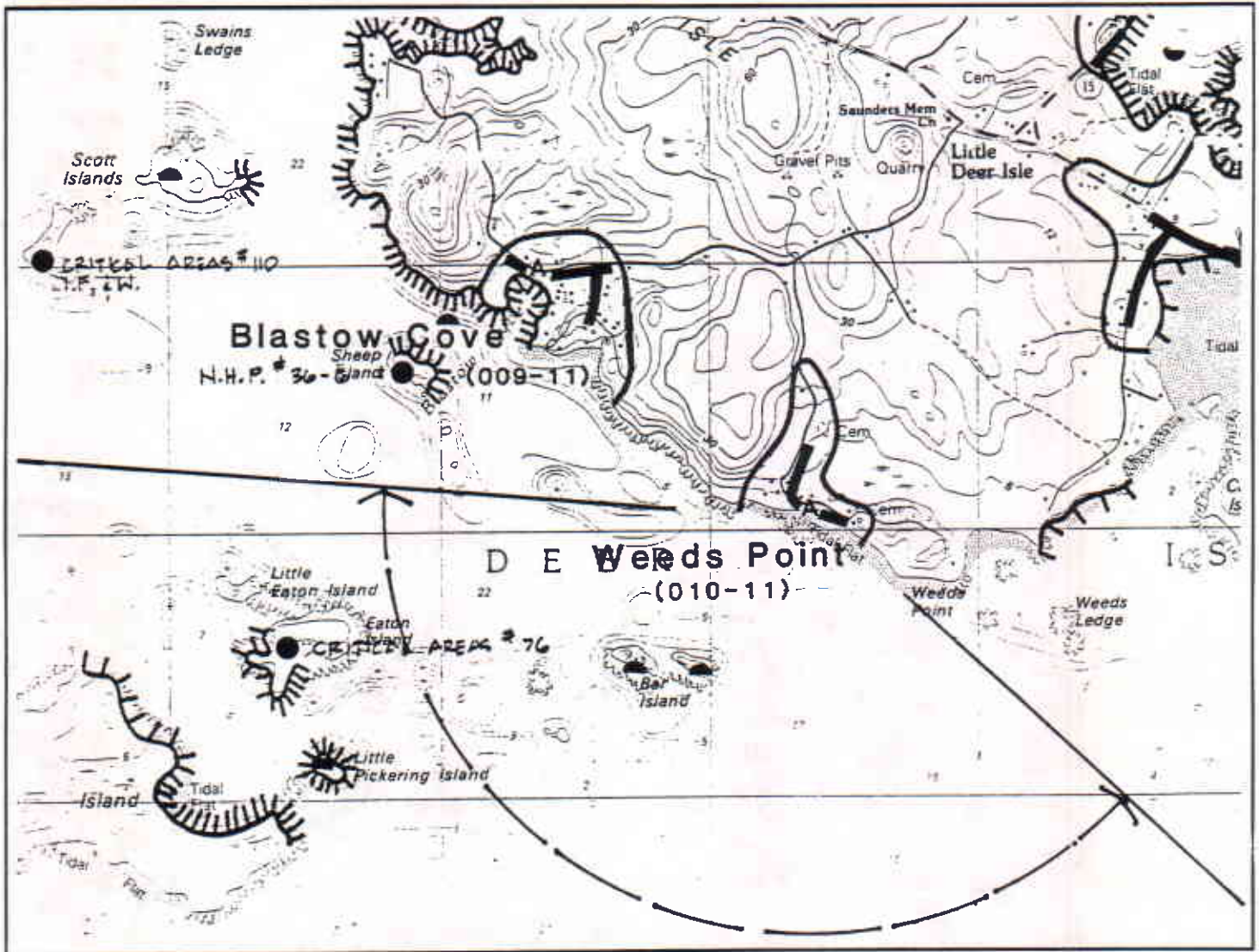
# Scenic Area Evaluation Form

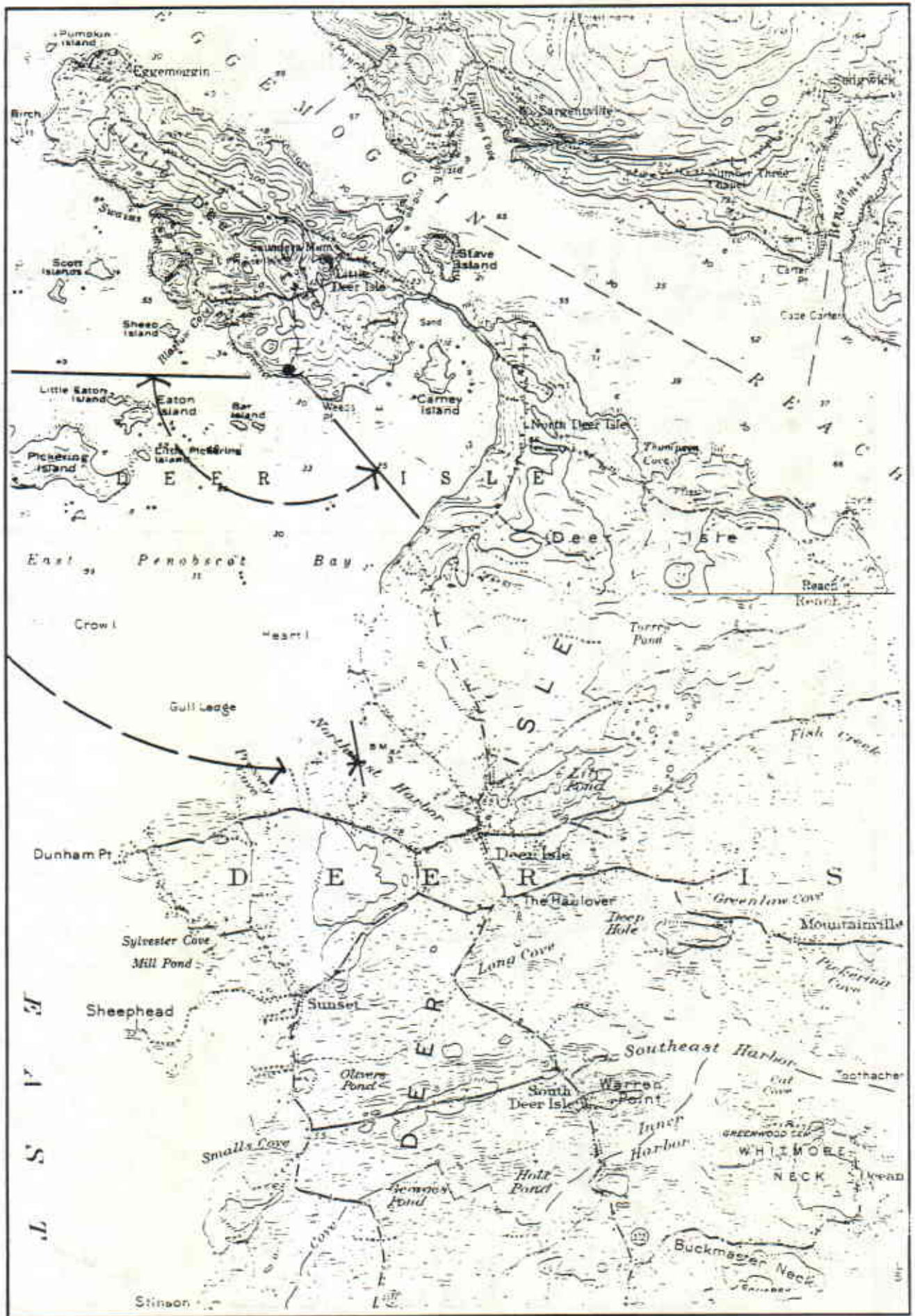
Scenic Area **Weeds Point** Code **010-11** Town(s) **Deer Isle** County **Hancock**  
 1989 Coastal Scenic Inventory Maine State Planning Office

SI	S	IP	Special Interest/Score/Indicators Present
			1.Landform Topography___Slope___
			2.Open Land
	3	X	3.Shoreline Configuration
	9	X	4.Scenic Features
	27		5.Scenic Quality of Water
			Duration of View 9
			Type of Water 12
			Quality of Horizon 6
	39	3	Desktop Subtotal
	19		6.Landscape Character
			Land Use 7
			Roadside Characteristics 6
			Settlement Characteristics 6
	9		7.Vegetation
	9		8.Composition & Effect
	76		Total Score
			Special Interest

**Viewshed Description** A small group of cottages facing south to East Penobscot Bay at the southern tip of Little Deer Isle. Weeds Point is a memorable landscape, exhibiting a fine balance between the natural and the cultural. The foreground is composed of well kept fishing shacks, older capes, a winding road that ends at the cove, a coarse grained beach, and many trees to frame the views. The views extend to a few islands and the western shore of Deer Isle.

**Viewshed Management Recommendations** Zoning, site plan review, and subdivision ordinances to maintain the character of the landscape.





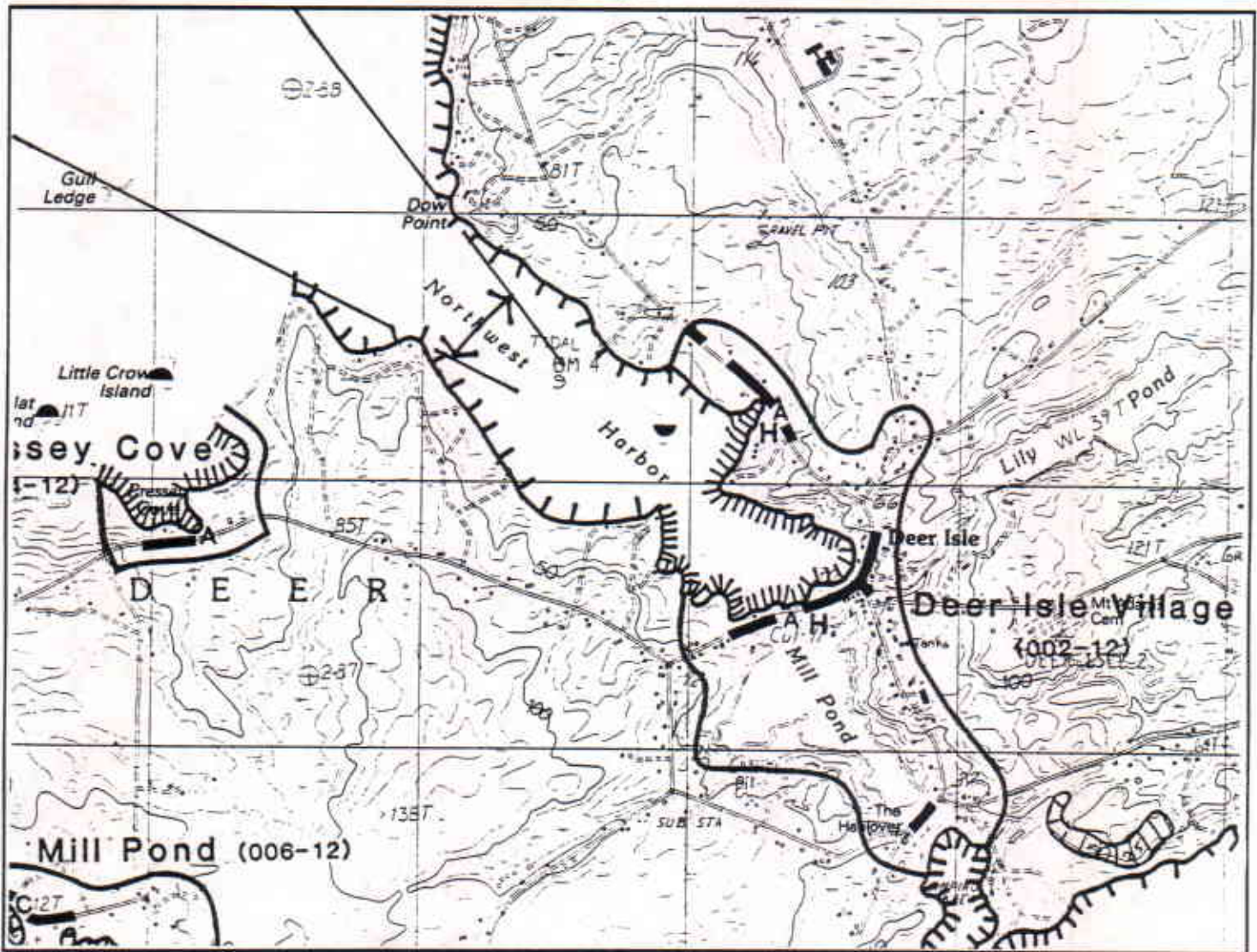
# Scenic Area Evaluation Form

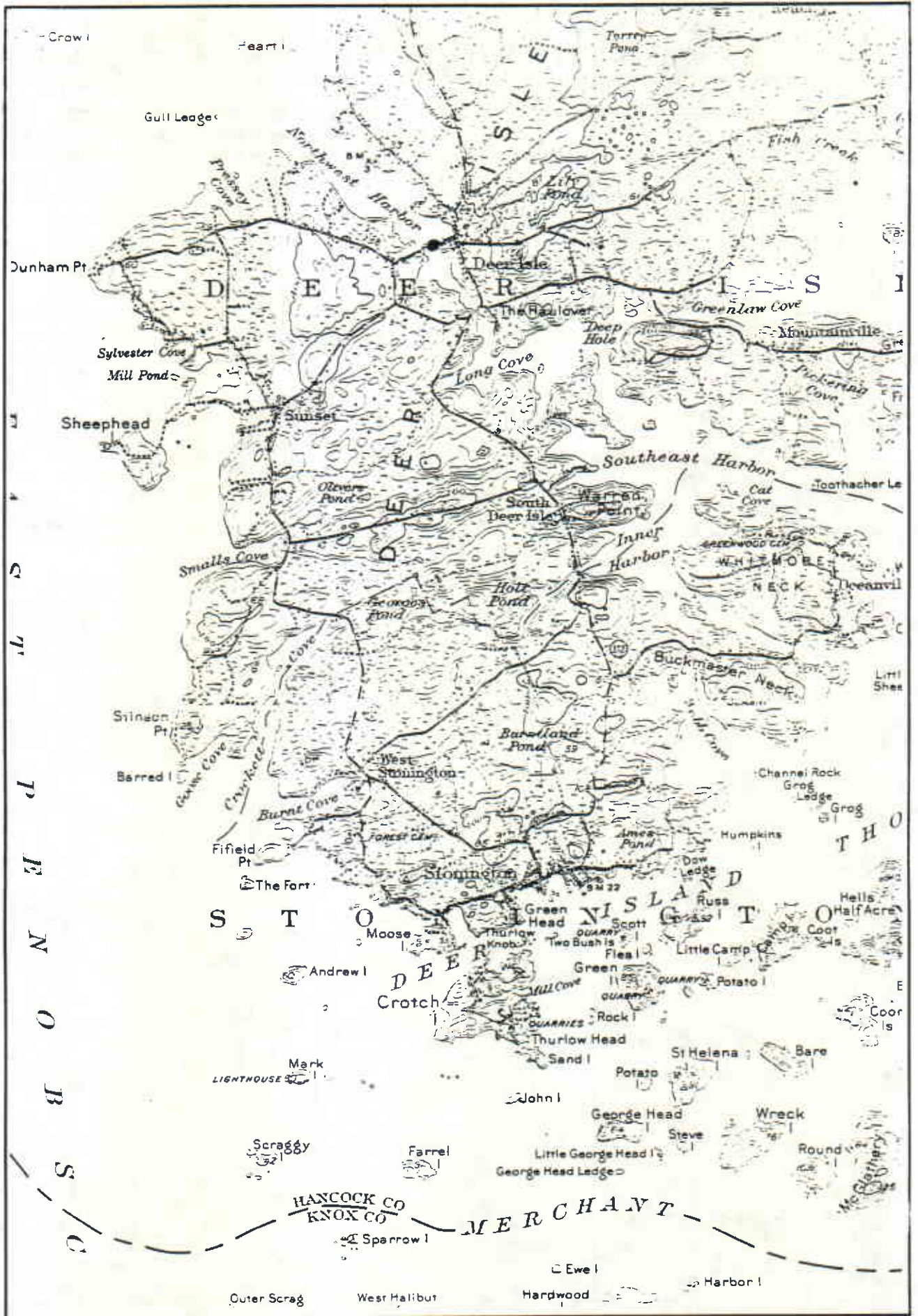
Scenic Area **Deer Isle Village** Code **002-12** Town(s) **Deer Isle** County **Hancock**  
 1989 Coastal Scenic Inventory Maine State Planning Office

ST	S	IP	Special Interest/Score/Indicators Present
			1.Landform Topography___Slope___
			2.Open Land
	6	X	3.Shoreline Configuration
	9	X	4.Scenic Features (Memorial/Gazebo)
	27		5.Scenic Quality of Water
			Duration of View 9
			Type of Water 12
			Quality of Horizon 6
	42	3	Desktop Subtotal
	14		6.Landscape Character
			Land Use 5
			Roadside Characteristics 3
			Settlement Characteristics 6
	6		7.Vegetation
	6		8.Composition & Effect
	68		Total Score
			Special Interest

**Viewshed Description** Small village area without strong waterfront orientation. Victorian commercial Main Street is surrounded by village homes. A waterfront park lies on the edge of the village at a small causeway. Streets have only filtered water views with open views occurring at the causeway. Foreground elements include park, structures, lawns and the waters of Northwest Harbor and Mill Pond. Midground includes the waters of Northwest Harbor, small mooring area, and highly-configured spruce shoreline. Background views are to the waters of Penobscot Bay and spruce-covered hillsides. The overall landscape condition is good to very good.

**Viewshed Management Recommendations** Provide public viewpoints from the village area / Define parking and pull-off areas.





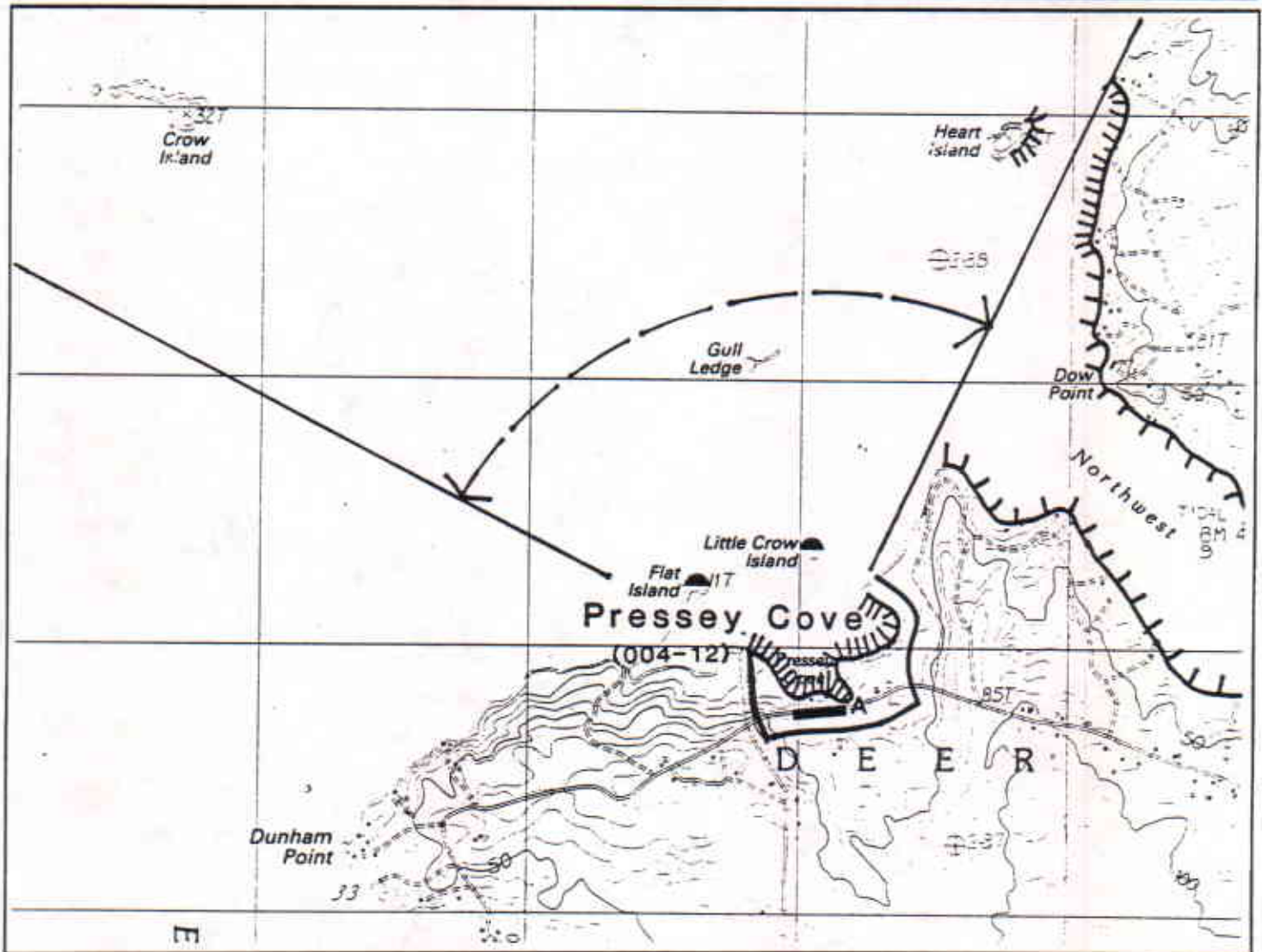
# Scenic Area Evaluation Form

Scenic Area **Pressey Cove** Code **004-12** Town(s) **Deer Isle** County **Hancock**  
 1989 Coastal Scenic Inventory Maine State Planning Office

ST	S	IP	Special Interest/Score/Indicators Present
			1.Landform Topography____Slope____
			2.Open Land
	6	X	3.Shoreline Configuration
	6	X	4.Scenic Features (Scenic islands )
	21		5.Scenic Quality of Water
			Duration of View 3
			Type of Water 12
			Quality of Horizon 6
	33	3	<b>Desktop Subtotal</b>
	14		6.Landscape Character
			Land Use 5
			Roadside Characteristics 3
			Settlement Characteristics 6
	6		7.Vegetation
	6		8.Composition & Effect
	59		<b>Total Score</b>
			<b>Special Interest</b>

**Viewshed Description** A relatively short view to a small scale, protected cove. The character of the landscape is defined by the relatively undeveloped rolling woods with a few scattered homes. Fore-ground interest includes the dense wooded islands, and Little Crow and Flat Islands.- The view extends to Pickering and Little Deer Isle on the north.

**Viewshed Management Recommendations** Maintain character of shoreline through suitable development controls.



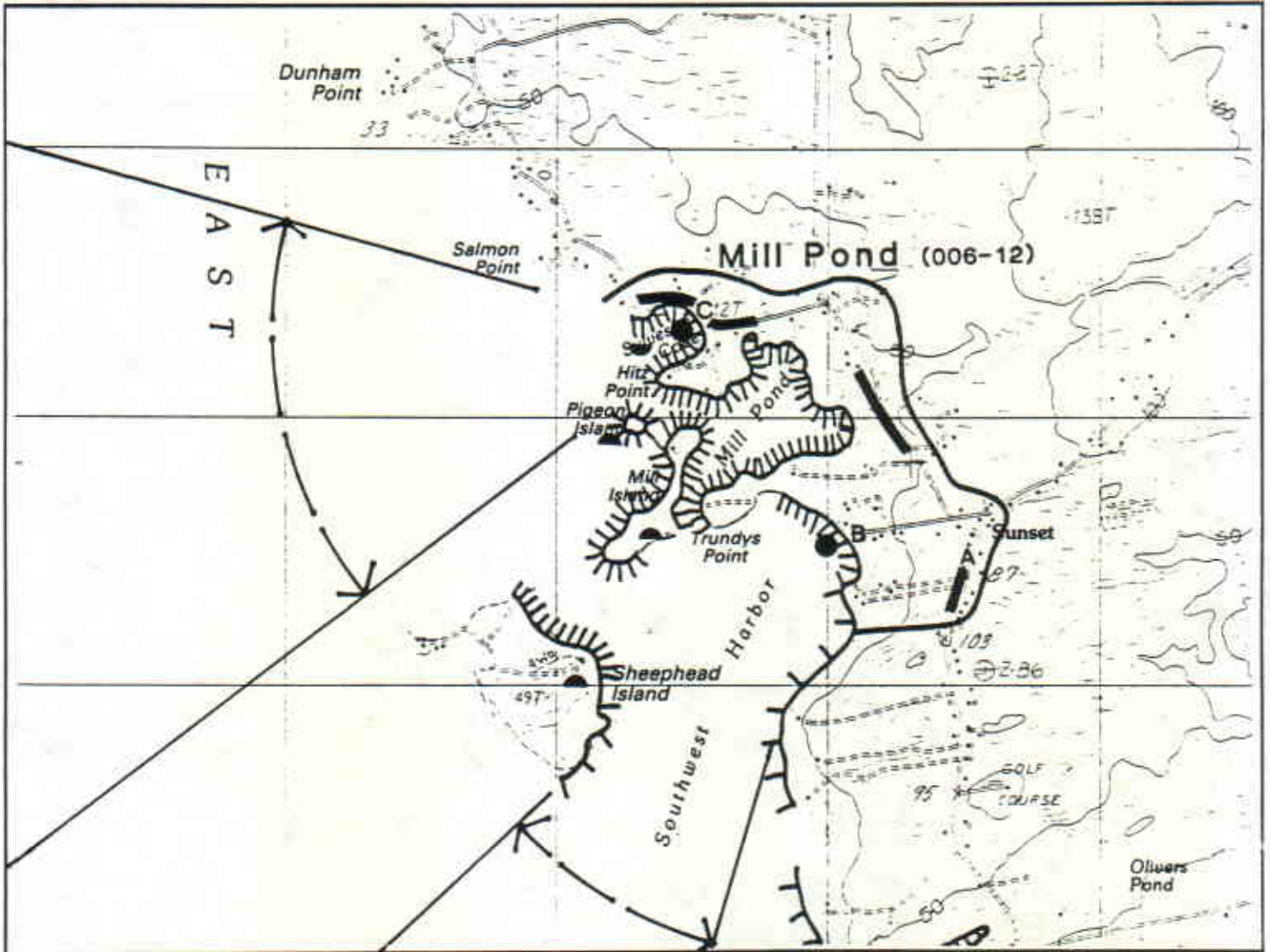
# Scenic Area Evaluation Form

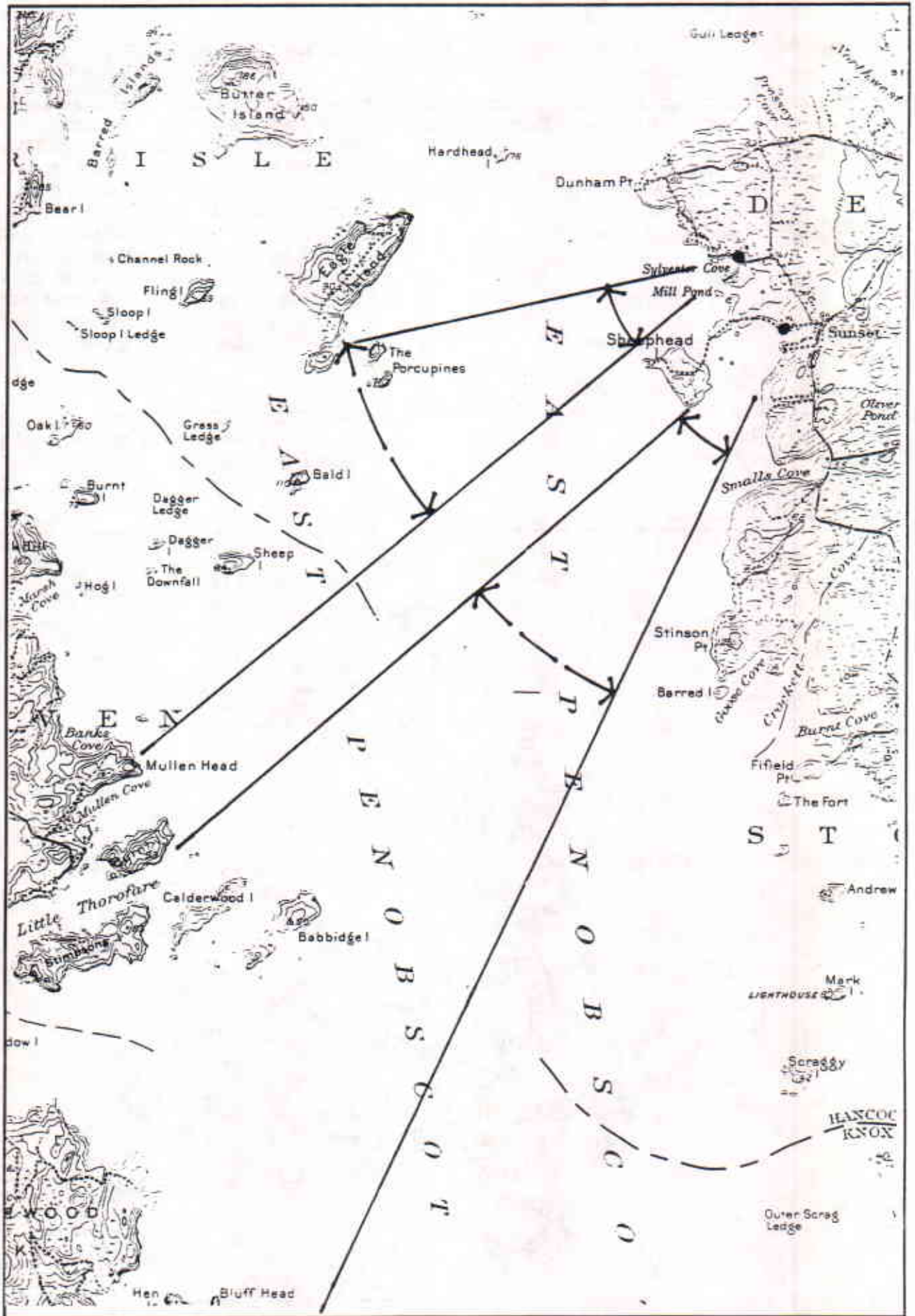
Scenic Area **Mill Pond** Code **006-12** Town(s) **Deer Isle** County **Hancock**  
 1989 Coastal Scenic Inventory Maine State Planning Office

ST	S	IP	Special Interest/Score/Indicators Present
			1.Landform Topography___Slope___
			2.Open Land
X	6	X	3.Shoreline Configuration
	9	X	4.Scenic Features
X	30		5.Scenic Quality of Water
			Duration of View 9
			Type of Water 12
			Quality of Horizon 9
	45	3	Desktop Subtotal
X	19		6.Landscape Character
			Land Use 7
			Roadside Characteristics 3
			Settlement Characteristics 9
	6		7.Vegetation
X	9		8.Composition & Effect
	79		Total Score
4			Special Interest

**Viewshed Description** Small cottage community with some colonial agricultural roots on the outskirts of Sunset. Several landscape types; rural, beach, spruce forest, yacht club, cottage community. Highly configured shoreline with a combination of elevated views and water level views. Local roads provide at least two access points to stone beaches. Foreground elements include stone beaches, salt marsh, second growth meadow, vernacular architecture, mooring area, islands, and the waters of Sylvester Cove and Southwest Harbor. Midground includes the waters of Penobscot Bay and additional islands with background views to the waters of Penobscot Bay, Vinalhaven Island, and Camden Hills on the horizon. Landscape is in very good overall condition with a strong integrity.

**Viewshed Management Recommendations** Retain public access. Defined parking and road shoulders.





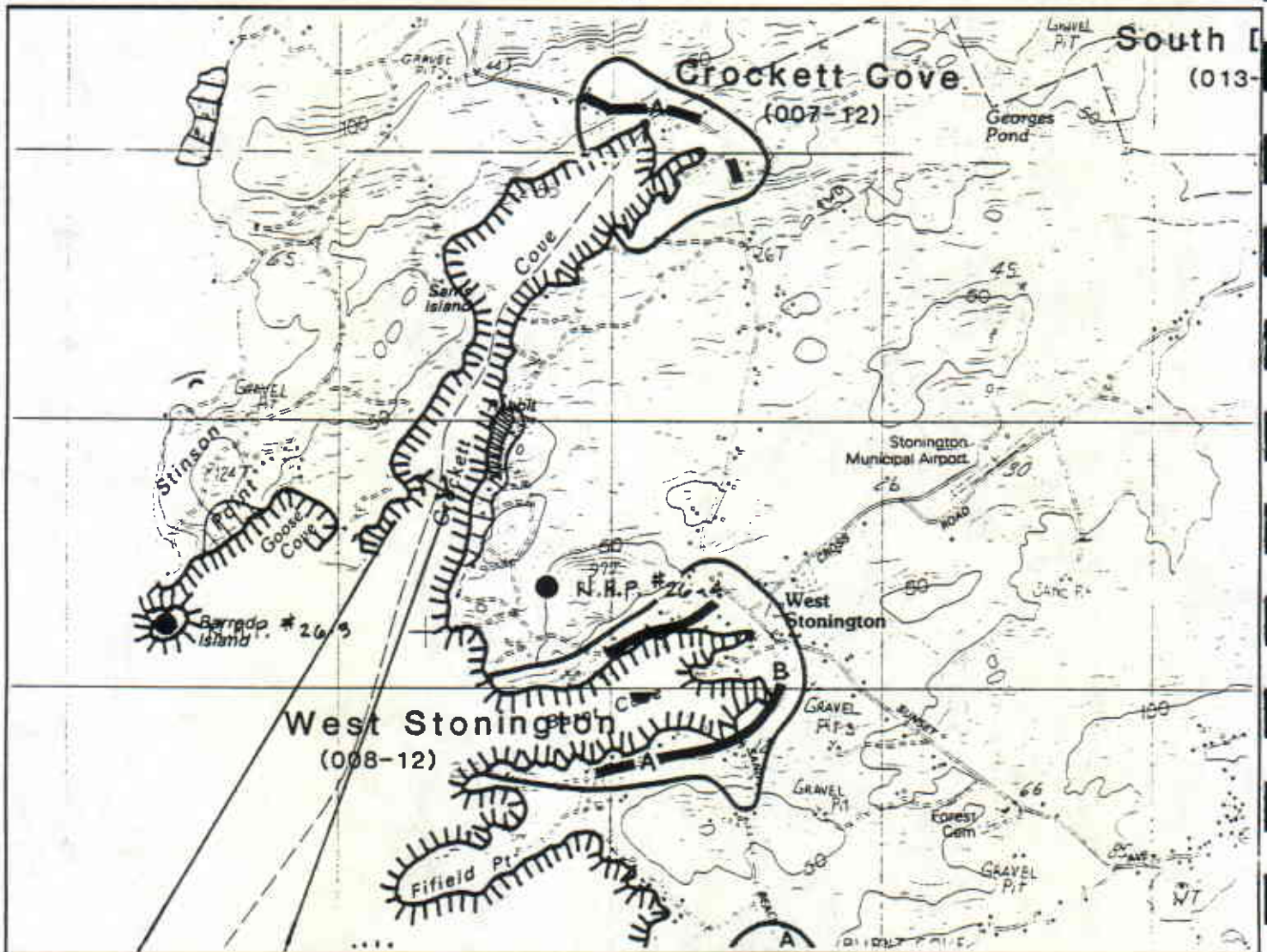
# Scenic Area Evaluation Form

Scenic Area **Crockett Cove** Code **007-12** Town(s) **Stonington** County **Hancock**  
 1989 Coastal Scenic Inventory Maine State Planning Office

SI	S	IP	Special Interest/Score/Indicators Present
			1.Landform Topography___Slope 3
			2.Open Land
	6	X	3.Shoreline Configuration
			4.Scenic Features
	18		5.Scenic Quality of Water
			Duration of View 6
			Type of Water 6
			Quality of Horizon 6
	24	2	<b>Desktop Subtotal</b>
	9		6.Landscape Character
			Land Use 5
			Roadside Characteristics 1
			Settlement Characteristics 3
	3		7.Vegetation
	6		8.Composition & Effect
	42		<b>Total Score</b>
			<b>Special Interest</b>

**Viewshed Description** Natural area of second growth field, young spruce woods, historic and recent residential development. Town road provides short views from the head of the small cove. Foreground elements include meadow, second growth field, houses, spruce woods and the waters of Crockett Cove. Midground includes the waters of Crockett Cove and opposite shore. Background views consist of spruce-covered hilltops and a narrow view of the waters of Penobscot Bay. General landscape condition is fair to good with unkept second growth.

**Viewshed Management Recommendations** Re-claim old pasture.







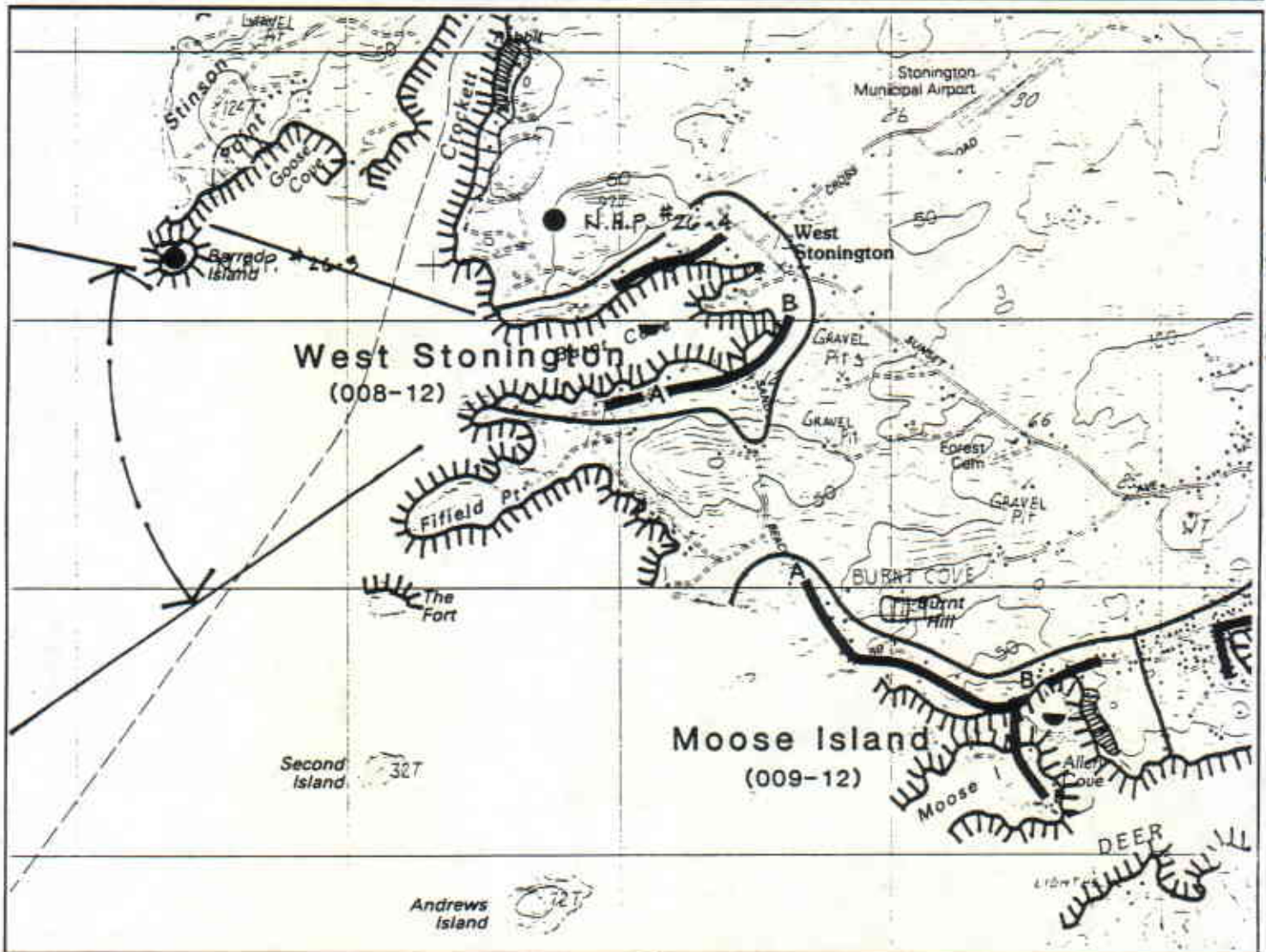
# Scenic Area Evaluation Form

Scenic Area **West Stonington** Code **008-12** Town(s) **Stonington** County **Hancock**  
 1989 Coastal Scenic Inventory Maine State Planning Office

ST	S	IP	Special Interest/Score/Indicators Present
			1.Landform Topography___Slope___
			2.Open Land
	6	X	3.Shoreline Configuration
	9	X	4.Scenic Features
	30		5.Scenic Quality of Water
			Duration of View 9
			Type of Water 12
			Quality of Horizon 9
	45	3	<b>Desktop Subtotal</b>
	13		6.Landscape Character
			Land Use 7
			Roadside Characteristics 3
			Settlement Characteristics 3
	3		7.Vegetation
	6		8.Composition & Effect
	67		<b>Total Score</b>
			<b>Special Interest</b>

**Viewshed Description** Small scaled, cohesive vil-  
 lage focussed on Burnt Cove. Periodic views of the  
 cove are seen from a town road that follows the edge  
 of the water. Picturesque compositions of weathered  
 old fishing shacks and houses, mature free-standing  
 pines, open fields, and the waters of Burnt Cove.  
 The midground views are focussed on the opposite  
 shoreline of the cove and the wooded hillside above.  
 A good example of a suitable balance between set-  
 tlement and the natural environment.

**Viewshed Management Recommendations** Effec-  
 tive land use controls over large developments. Pre-  
 serve visual access to waterfront. Maintenance of  
 open fields.



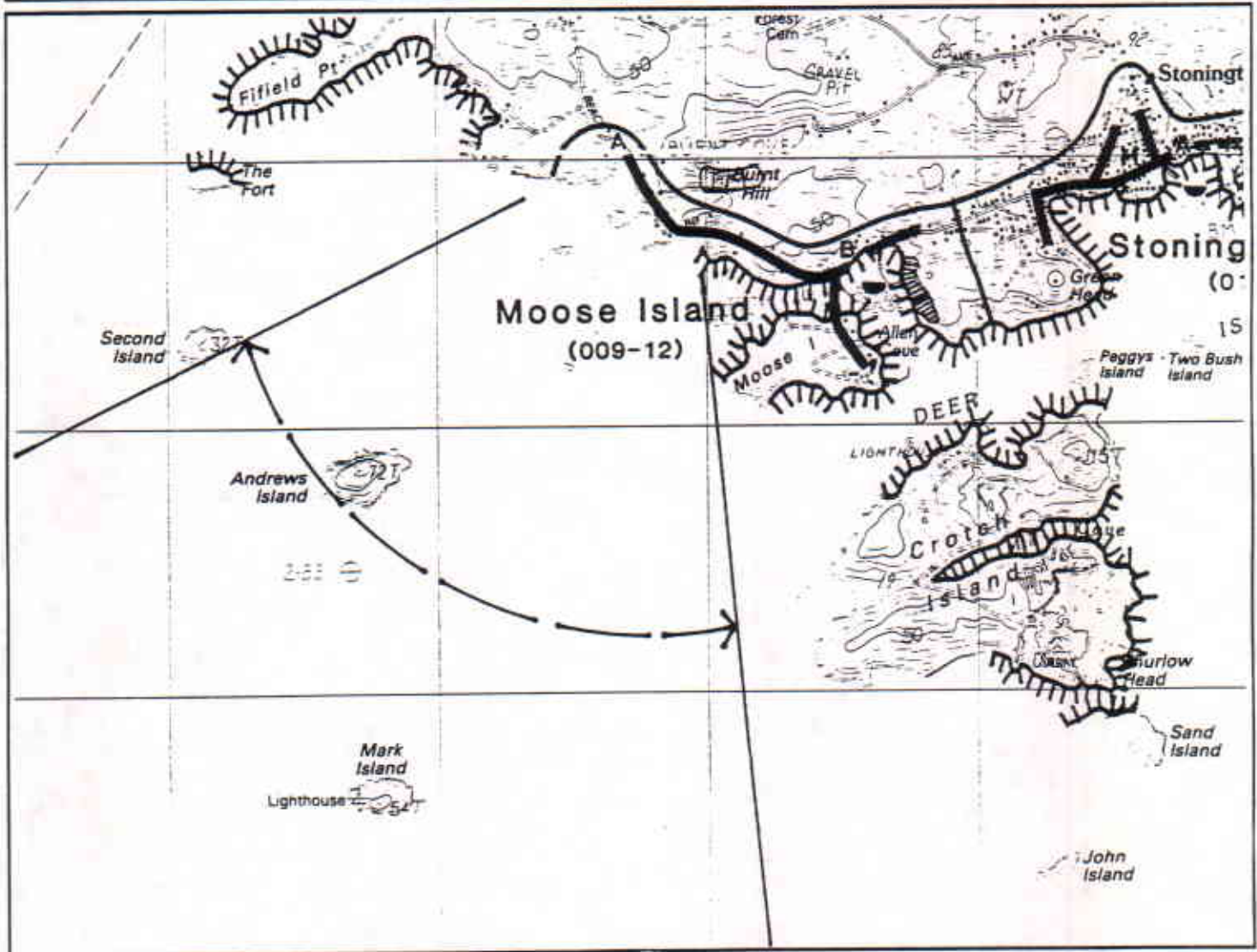
# Scenic Area Evaluation Form

Scenic Area **Moose Island** Code **009-12** Town(s) **Stonington** County **Hancock**  
 1989 Coastal Scenic Inventory Maine State Planning Office

ST	S	IP	Special Interest/Score/Indicators Present
			1.Landform Topography____Slope____
			2.Open Land
6	X		3.Shoreline Configuration
9	X		4.Scenic Features
24			5.Scenic Quality of Water
			Duration of View 6
			Type of Water 12
			Quality of Horizon 6
39		3	<b>Desktop Subtotal</b>
1			6.Landscape Character
			Land Use 5
			Roadside Characteristics 3
			Settlement Characteristics 3
3			7.Vegetation
6			8.Composition & Effect
59			<b>Total Score</b>
			<b>Special Interest</b>

**Viewshed Description** A small village/commercial area just outside of Stonington with a town road providing intermittent views to the harbor and Penobscot Bay. A one lane road crosses the causeway to Moose Island. Foreground elements include lobster holding ponds, opposite shoreline, mooring areas, residential and commercial structures, and Allen Cove. Mid-ground views includes the waters of Penobscot Bay, the opposite shoreline and islands. Background views extend across the waters of Penobscot Bay to distant islands. General landscape condition is fair to good.

**Viewshed Management Recommendations** Site Plan review standards to ensure a high level of visual compatibility in any new development. Acquisition of development rights on offshore islands.





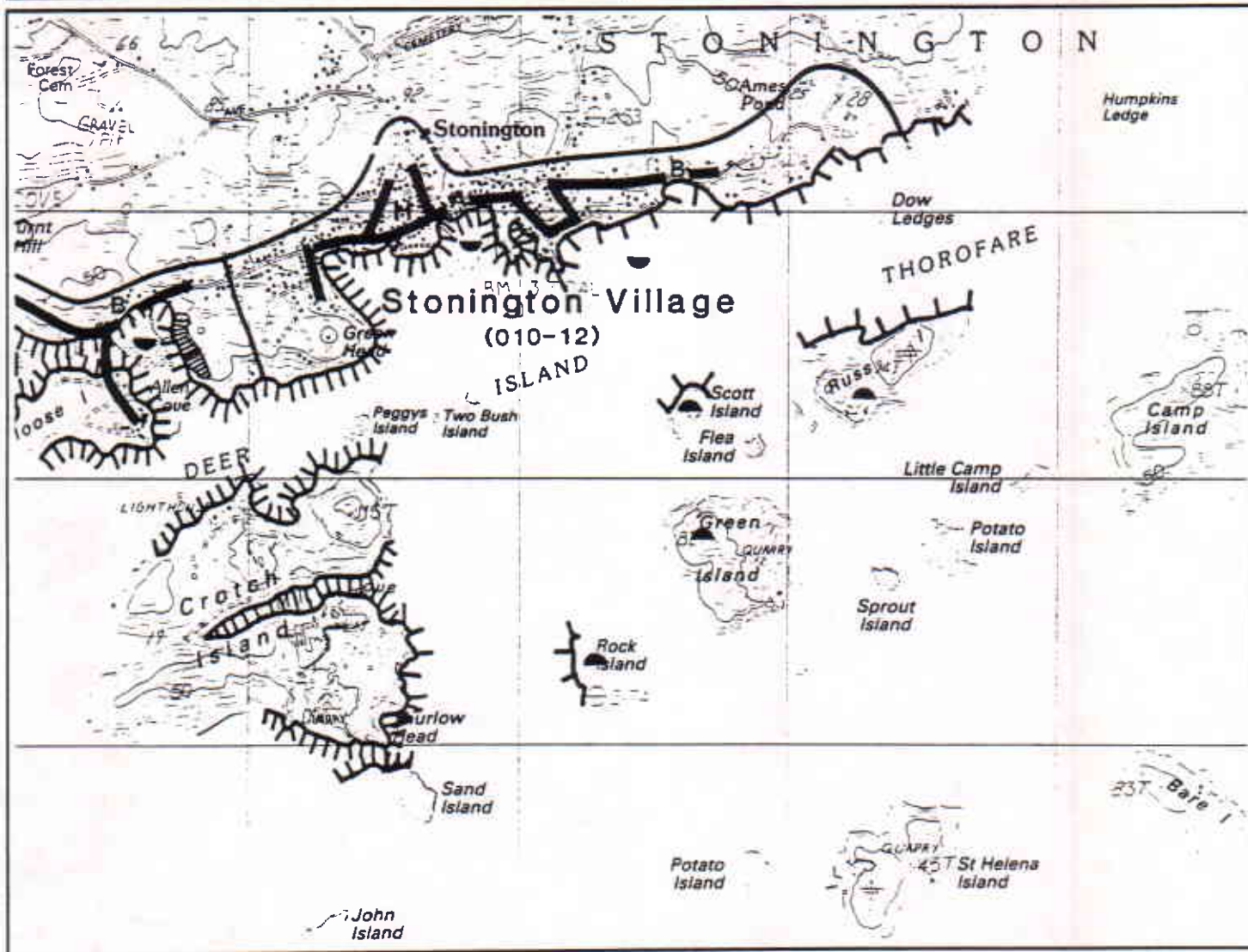
# Scenic Area Evaluation Form

Scenic Area **Stonington Village** Code **010-12** Town(s) **Stonington** County **Hancock**  
 1989 Coastal Scenic Inventory Maine State Planning Office

ST	S	IP	Special Interest/Score/Indicators Present
			1.Landform Topography____Slope____
			2.Open Land
	6	X	3.Shoreline Configuration
	9	X	4.Scenic Features
	27		5.Scenic Quality of Water
			Duration of View 9
			Type of Water 12
			Quality of Horizon 6
	42	3	Desktop Subtotal
	17		6.Landscape Character
			Land Use 5
			Roadside Characteristics 6
			Settlement Characteristics 6
	3		7.Vegetation
	9		8.Composition & Effect
	71		Total Score
			Special Interest

**Viewshed Description** Classic Maine coastal community that owes its existence to granite, fishing, and lobstering. The foreground consists of a busy, protected harbor and the town of Stonington, with well tended homes and businesses, granite walls, and streets extending to the water. The midground is defined by Crotch Island and a multitude of smaller islands to the south of town. A landscape that is familiar to the many admirers of Eliot and Fairfield Porter.

**Viewshed Management Recommendations** Protection of offshore islands through conservation easements and/or acquisition. Site plan review standards for new in-town construction that addresses issues of visual compatibility.





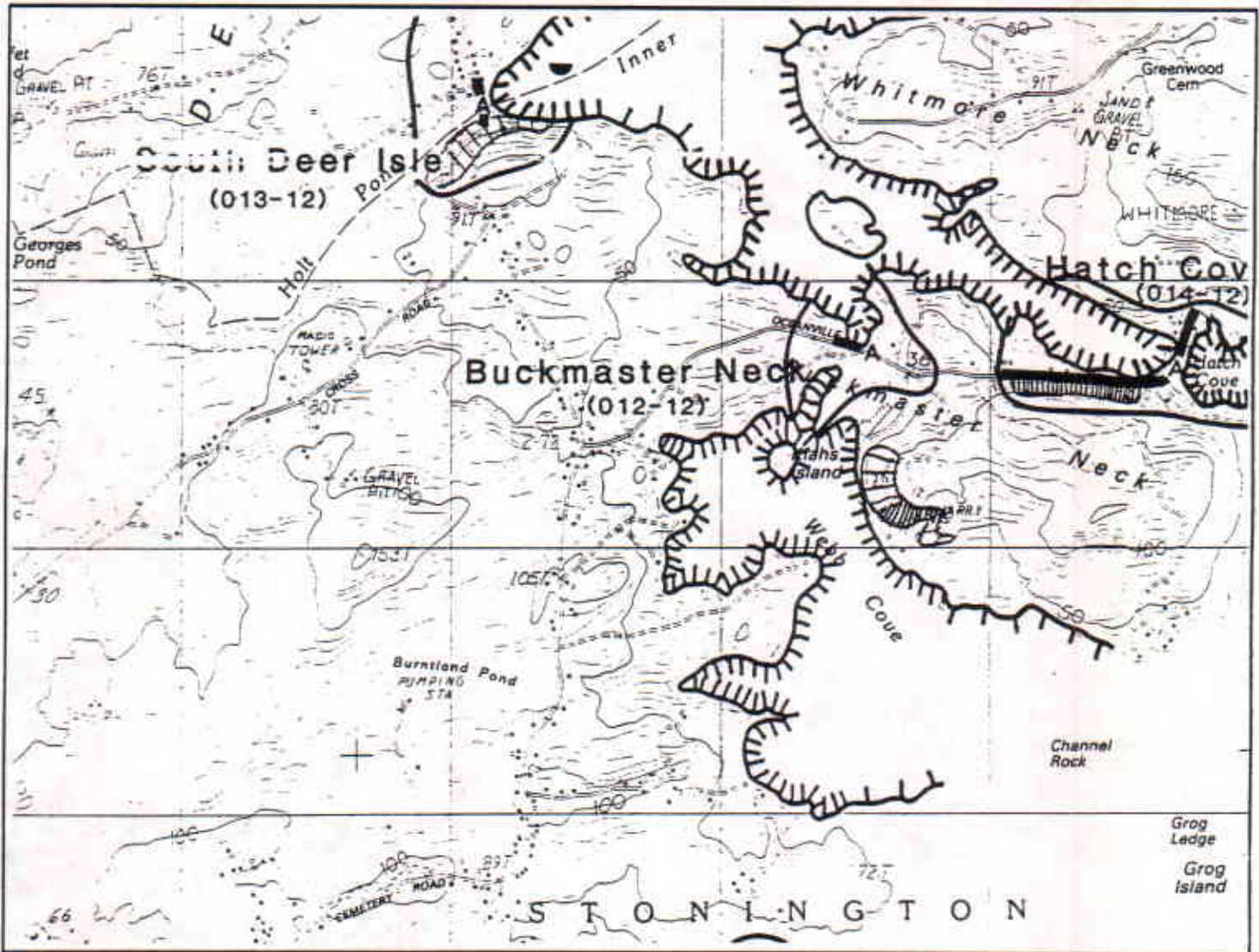
# Scenic Area Evaluation Form

Scenic Area **Buckmaster Neck** Code **012-12** Town(s) **Stonington** County **Hancock**  
 1989 Coastal Scenic Inventory Maine State Planning Office

ST	IS	IP	Special Interest/Score/Indicators Present
			1.Landform Topography ___ Slope ___
			2.Open Land
	6	X	3.Shoreline Configuration
			4.Scenic Features
	18		5.Scenic Quality of Water
			Duration of View 3
			Type of Water 6
			Quality of Horizon 6
	24	2	Desktop Subtotal
	12		6.Landscape Character
			Land Use 5
			Roadside Characteristics 1
			Settlement Characteristics 6
X	9		7.Vegetation
	9		8.Composition & Effect
	54		Total Score
1			Special Interest

**Viewshed Description** The view from the narrowest point of land on Buckmaster Neck looks out to a quiet, forested inlet of Inner Harbor to the north, and a freshwater marsh above Webb Cove to the south. A narrow causeway crosses the marsh offering a brief view to the enclosed water. A commercial warehouse seen through the trees is the only man-made intrusion.

**Viewshed Management Recommendations** Protect marsh area and accompanying shoreline. Provide defined pull-off area at an appropriate location.



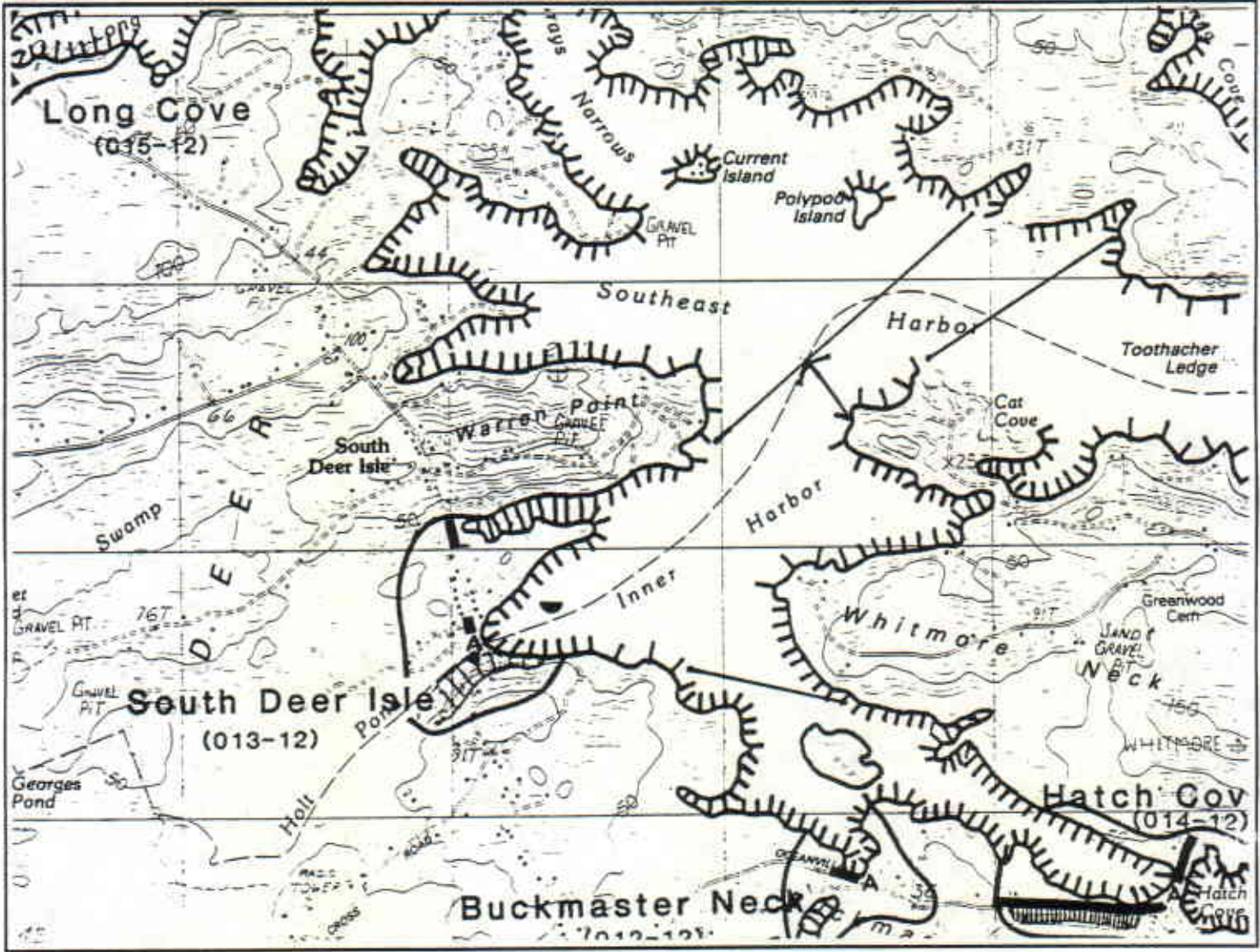
# Scenic Area Evaluation Form

Scenic Area South Deer Isle Code 013-12 Town(s) Deer Isle County Hancock  
 1989 Coastal Scenic Inventory Maine State Planning Office

SI	S	IP	Special Interest/Score/Indicators Present
			1.Landform Topography ___ Slope ___
			2.Open Land
	6	X	3.Shoreline Configuration
			4.Scenic Features
	18		5.Scenic Quality of Water Duration of View 6 Type of Water 9 Quality of Horizon 3
	24	3	6.Desktop Subtotal
	14		6.Landscape Character Land Use 5 Roadside Characteristics 3 Settlement Characteristics 6
	6		7.Vegetation
	6		8.Composition & Effect
	50		Total Score
			Special Interest

**Viewshed Description** A small village consisting of older homes oriented to the waters of Inner Harbor. Primary views are south of South Deer Isle. A causeway separates Holt Pond from the harbor. Views are relatively short and primarily of local interest. The foreground consists of mature shade trees, older cape style homes, manicured lawns, and the harbor. The midground views extend to Southeast Harbor and the wooded shoreline of Whitmore Cove.

**Viewshed Management Recommendations** Local site plan review standards to protect visual integrity of landscape.





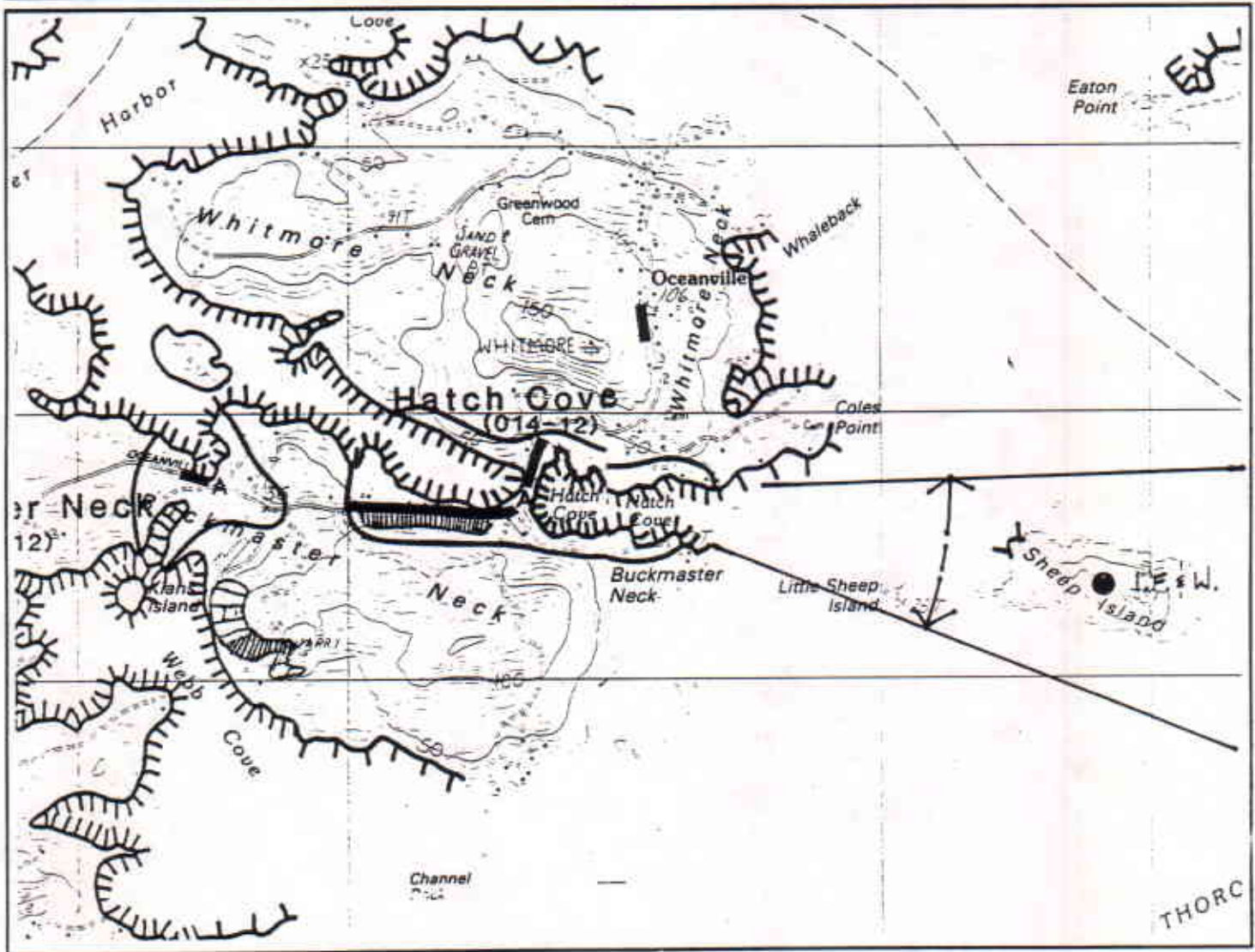
# Scenic Area Evaluation Form

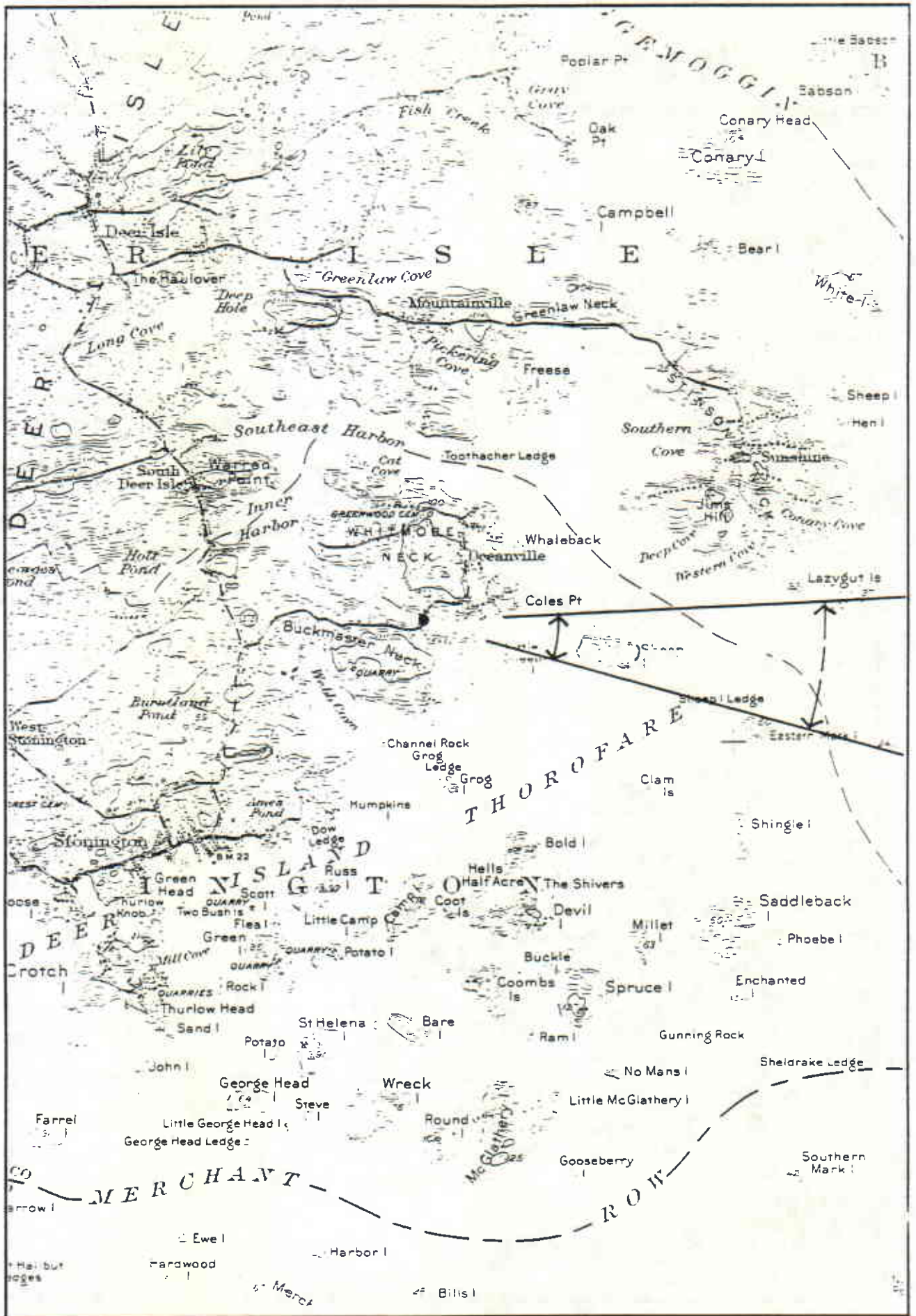
Scenic Area **Hatch Cove** Code **014-12** Town(s) **Stonington** County **Hancock**  
 1989 Coastal Scenic Inventory Maine State Planning Office

SI	S	IP	Special Interest/Score/Indicators Present
	3	X	1.Landform Topography___Slope 3
			2.Open Land
	6	X	3.Shoreline Configuration
			4.Scenic Features
	24		5.Scenic Quality of Water
			Duration of View 6
			Type of Water 12
			Quality of Horizon 6
	33	3	Desktop Subtotal
	11		6.Landscape Character
			Land Use 5
			Roadside Characteristics 3
			Settlement Characteristics 3
	3		7.Vegetation
	6		8.Composition & Effect
	53		Total Score
			Special Interest

**Viewshed Description** Hatch Cove is a long, narrow inlet featuring low hills, offshore ledge outcrops, and a scattering of homes. Channelled views to open water are visible from the causeway leading from Buckmaster Neck to Whitmore Neck. Foreground elements include the causeway, spruce-covered shoreline, modest homes, fields, and the waters of Hatch Cove and Inner Harbor. The views are constrained by the landforms to the waters of Hatch Cove, Inner Harbor, and Jericho Bay. The general landscape condition is good. Views to water are limited primarily to the area in the immediate vicinity of the causeway.

**Viewshed Management Recommendations** Provide defined pull-off area near the causeway. Minor maintenance work required on the road, shoulders, and guard rail.





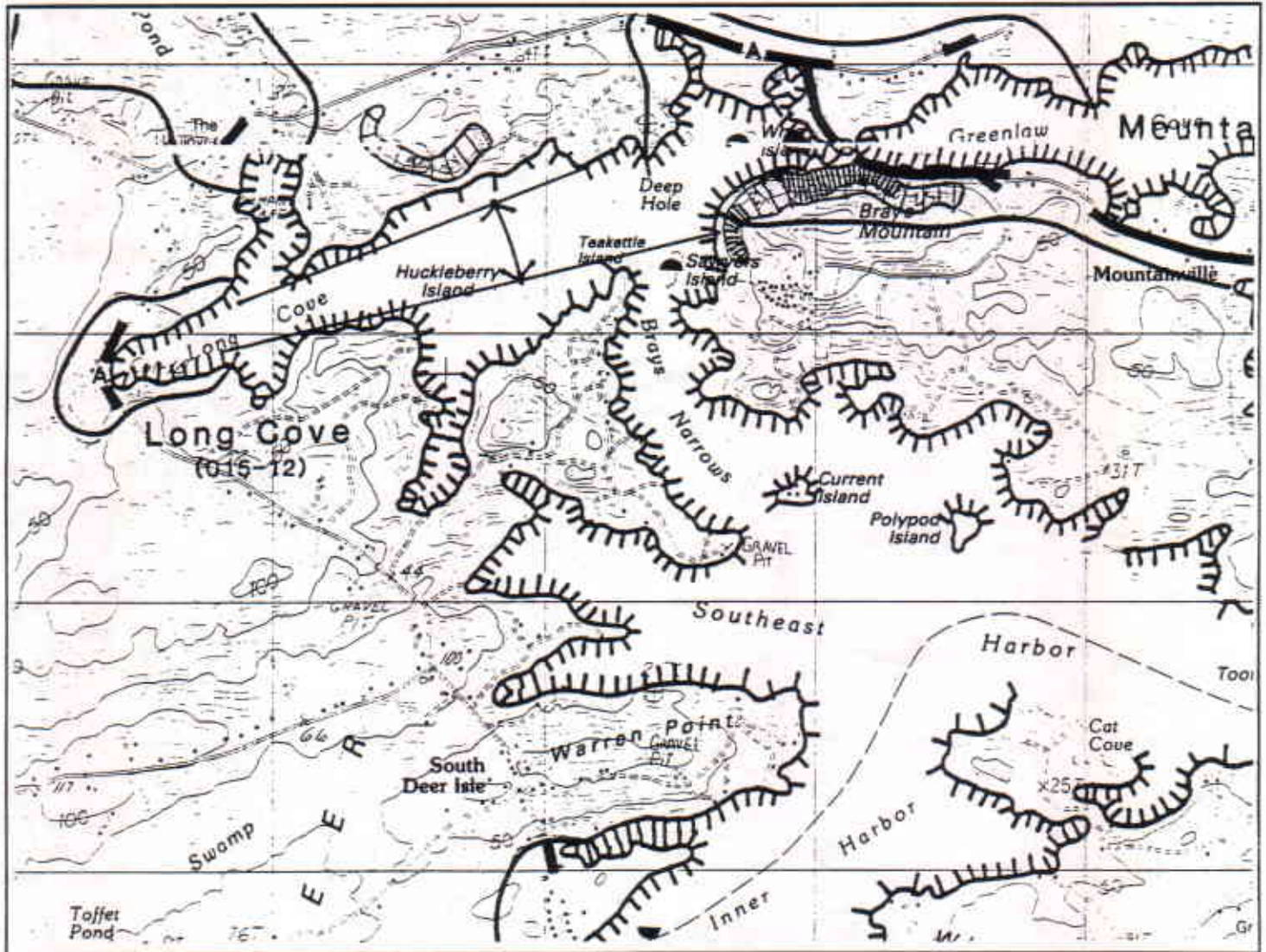
# Scenic Area Evaluation Form

Scenic Area Long Cove Code 015-12 Town(s) Deer Isle County Hancock  
 1989 Coastal Scenic Inventory Maine State Planning Office

S	I	IP	Special Interest/Score/Indicators Present
			1.Landform Topography___Slope___
			2.Open Land
6	X		3.Shoreline Configuration
			4.Scenic Features
15			5.Scenic Quality of Water Duration of View 3 Type of Water 9 Quality of Horizon 3
21	3		Desktop Subtotal
14			6.Landscape Character Land Use 5 Roadside Characteristics 3 Settlement Characteristics 6
6			7.Vegetation
6			8.Composition & Effect
47			Total Score
			Special Interest

**Viewshed Description** A predominately natural area with a single home at the head of Long Cove, aptly named for its long, narrow configuration. The town highway crosses a tidal creek and provides a short open view up the cove at an undefined pull-off area. Foreground elements include the evergreen covered shoreline, the old homestead, and the waters of Long Cove. The view continues to the end of Long Cove, but is constrained by the low hills on either side. High quality characteristic landscape in good to very good condition.

**Viewshed Management Recommendations** Work with local land trust to protect the viewshed of Long Cove.



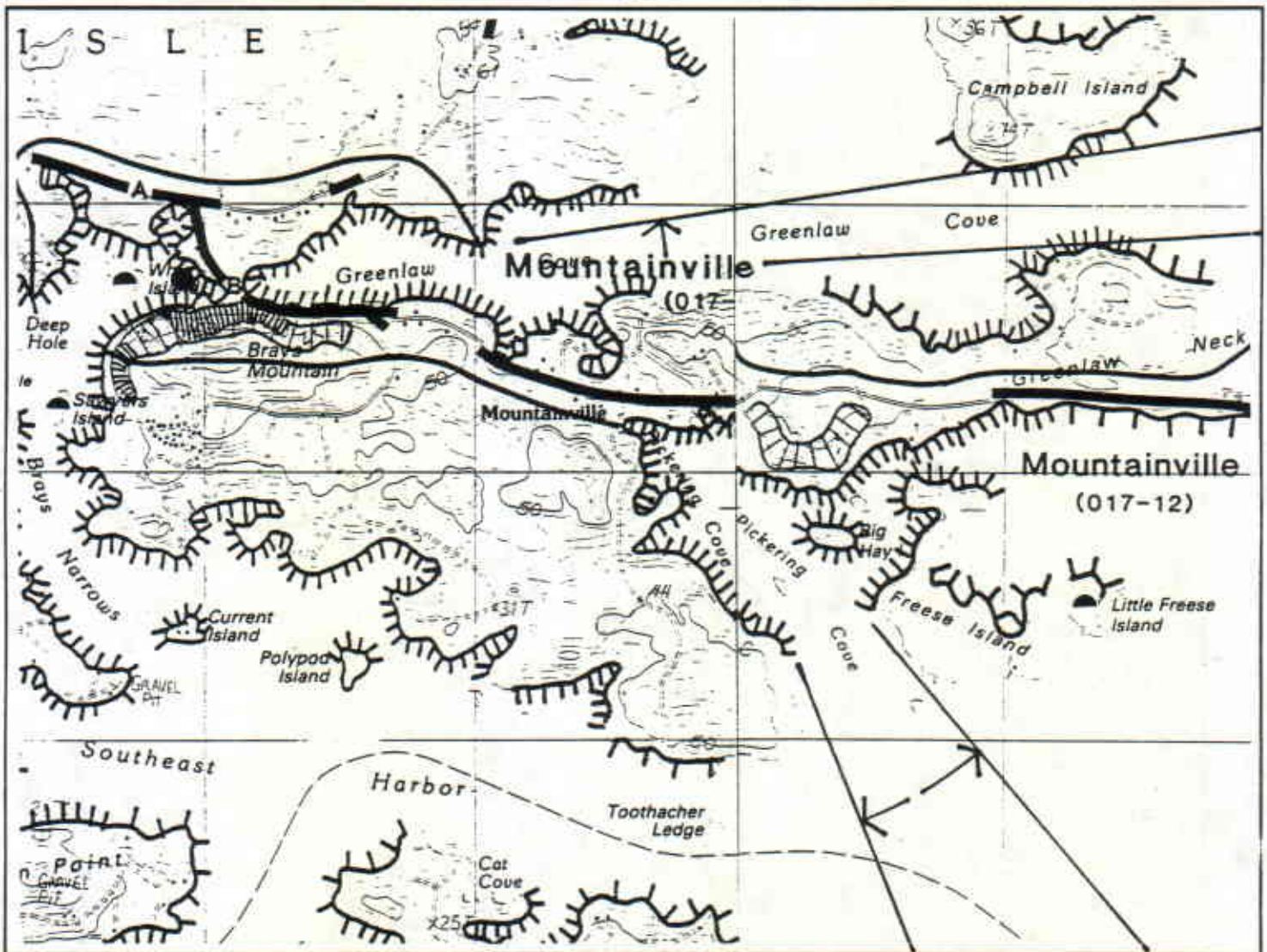
# Scenic Area Evaluation Form

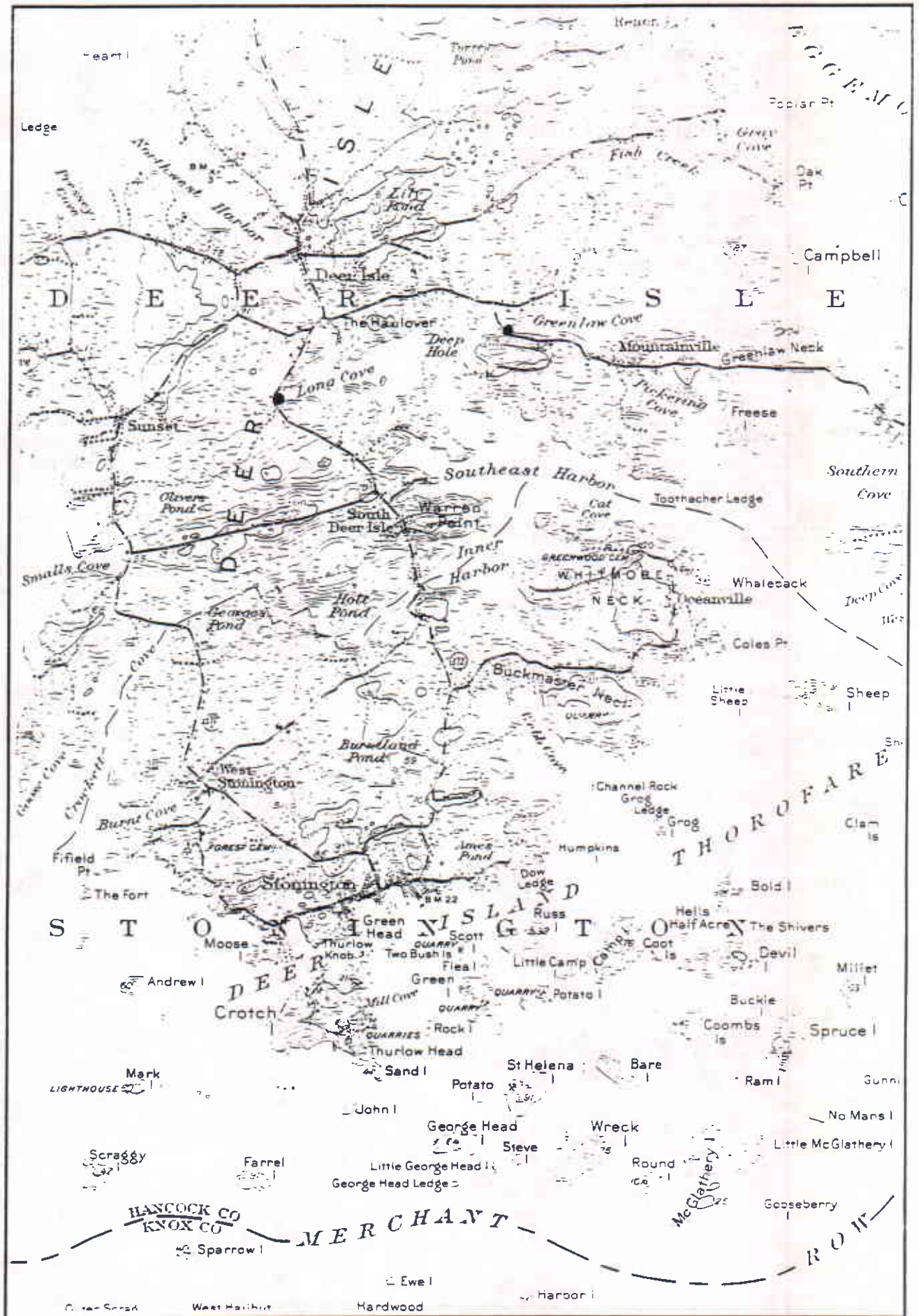
Scenic Area **Mountainville** Code **017-12** Town(s) **Deer Isle** County **Hancock**  
 1989 Coastal Scenic Inventory Maine State Planning Office

SI	S	IP	Special Interest/Score/Indicators Present
	3	X	1.Landform Topography___Slope 3
	5	X	2.Open Land
X	6	X	3.Shoreline Configuration
	6	X	4.Scenic Features
X	27		5.Scenic Quality of Water
			Duration of View 9
			Type of Water 12
			Quality of Horizon 6
	47	5	Desktop Subtotal
	16		6.Landscape Character
			Land Use 7
			Roadside Characteristics 3
			Settlement Characteristics 6
	9		7.Vegetation
X	9		8.Composition & Effect
	81		<b>Total Score</b>
3			<b>Special Interest</b>

**Viewshed Description** A diverse landscape composed of meadows, beaches, small settlements, and evergreen woods, focussed on Greenlaw Cove and Deep Hole. A variety of open views and periodic views to semi enclosed water bodies. Foreground compositions include meadows, beaches, mature woods, residential structures, islands, opposite shoreline, and the various water bodies. of Deep Hole, Greenlaw Cove, and Pickering Cove. Midground and background views extend to Penobscot Bay and several distant islands on the horizon. General landscape condition is very good, natural, diverse, and well composed.

**Viewshed Management Recommendations** Attention should paid to details of roadside elements: guard rails, shoulders, edges. Vegetation management to maintain open views to water. Work with local land trust to preserve viewshed of Mountainville.





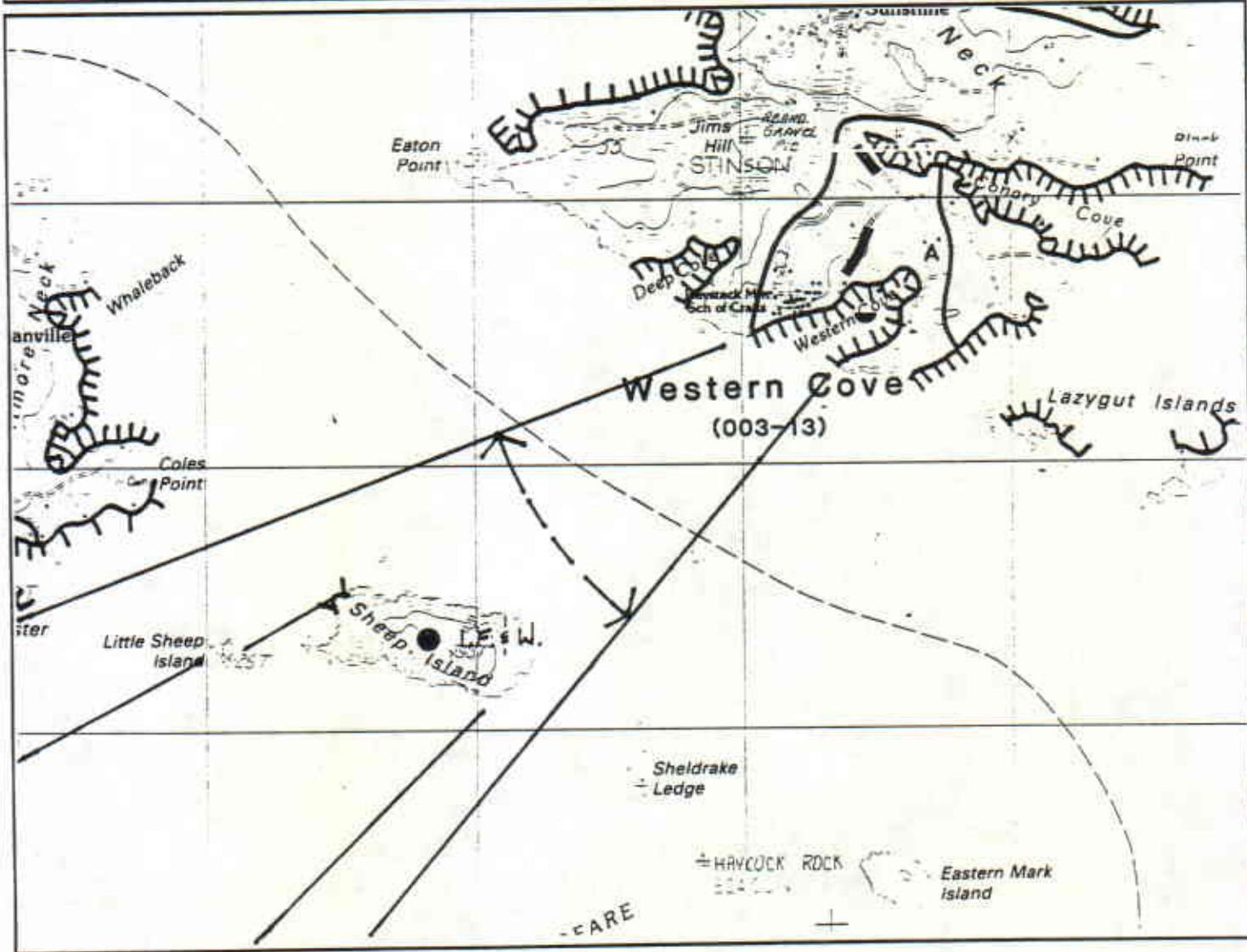
# Scenic Area Evaluation Form

Scenic Area **Western Cove** Code **003-13** Town(s) **Deer Isle** County **Hancock**  
 1989 Coastal Scenic Inventory Maine State Planning Office

ST	S	IP	Special Interest/Score/Indicators Present
			1.Landform Topography ___ Slope ___
			2.Open Land
	6	X	3.Shoreline Configuration
	6	X	4.Scenic Features
	24		5.Scenic Quality of Water
			Duration of View 6
			Type of Water 12
			Quality of Horizon 6
	36	3	<b>Desktop Subtotal</b>
	9		6.Landscape Character
			Land Use 5
			Roadside Characteristics 1
			Settlement Characteristics 3
	6		7.Vegetation
	6		8.Composition & Effect
	51		<b>Total Score</b>
			<b>Special Interest</b>

**Viewshed Description** A small cove near the end of Stinson Neck on the extreme eastern end of Deer Isle. The cove is defined by spruce covered fingers of land that form a protected harbor. The internationally known Haystack Mountain School of Crafts is located on the west side of Western Cove, but is not visible from the public road. The midground view extends to several small islands and further to Stonington.

**Viewshed Management Recommendations** Acquisition of development rights and/or protective development restrictions on the offshore islands.





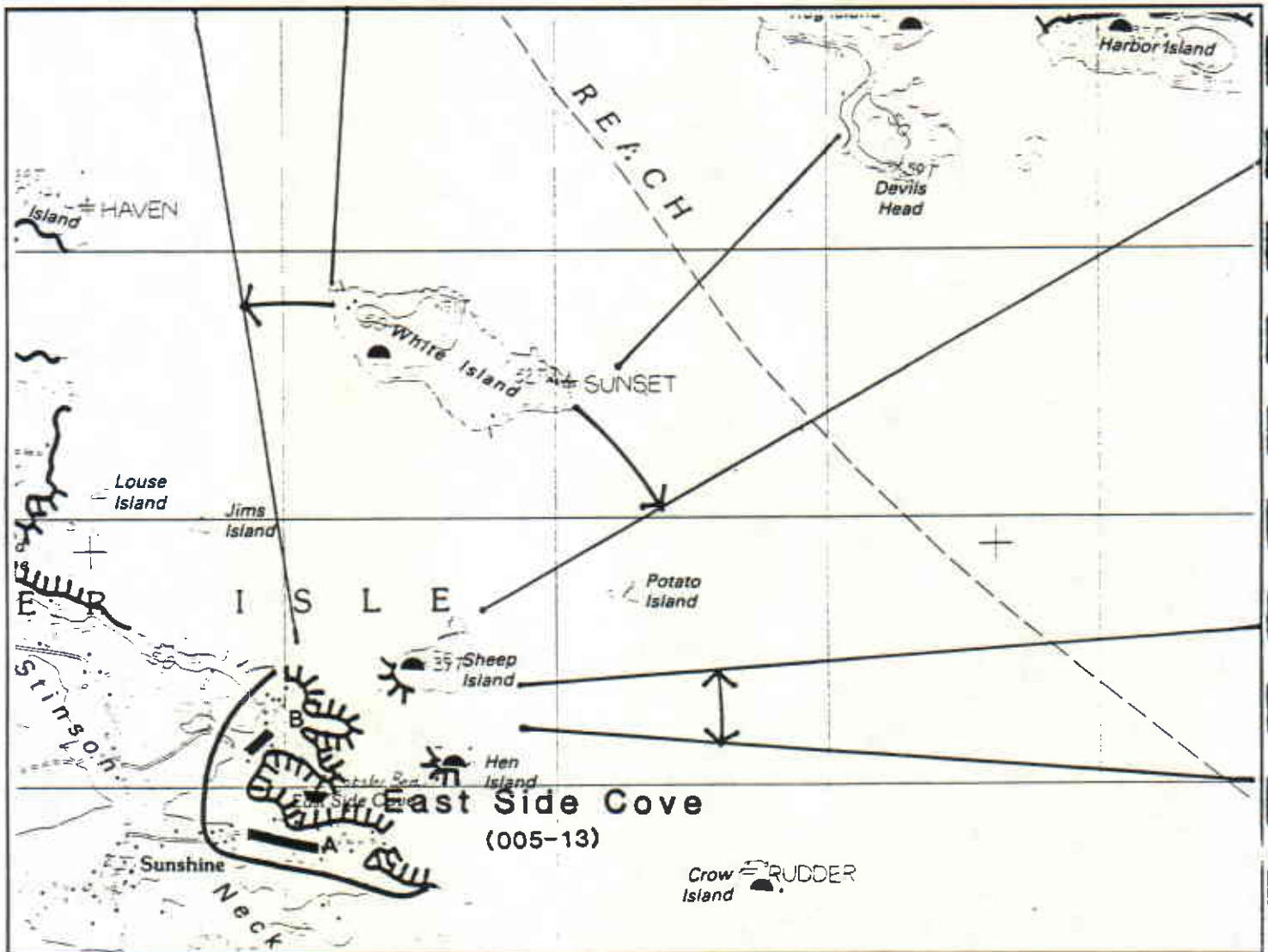
# Scenic Area Evaluation Form

Scenic Area East Side Cove Code 005-13 Town(s) Deer Isle County Hancock  
 1989 Coastal Scenic Inventory Maine State Planning Office

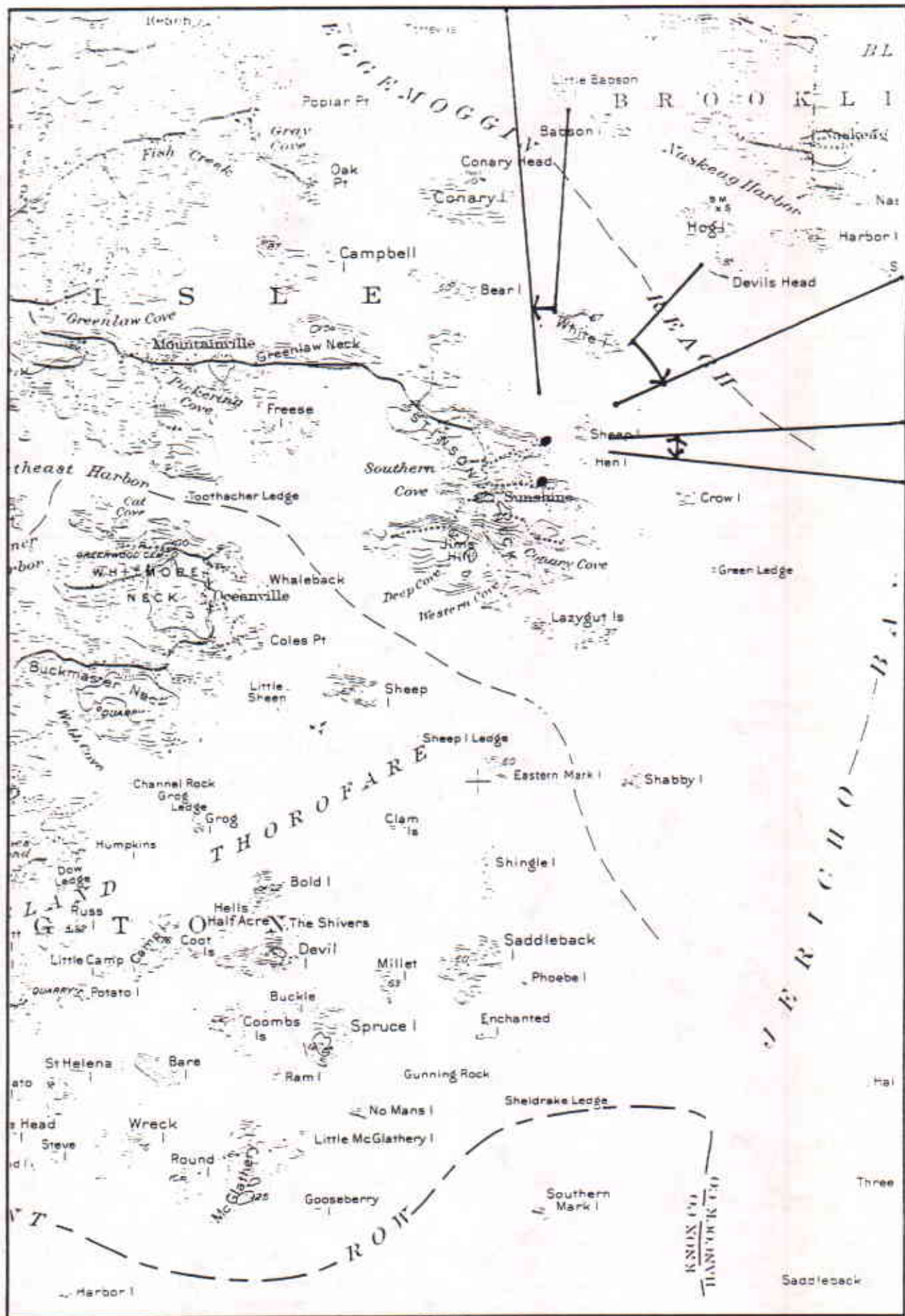
SI	S	IP	Special Interest/Score/Indicators Present
			1.Landform Topography____Slope____
			2.Open Land
	6	X	3.Shoreline Configuration
	9	X	4.Scenic Features (Islands/Beach)
X	30		5.Scenic Quality of Water
			Duration of View 9
			Type of Water 12
			Quality of Horizon 9
	45	3	<b>Desktop Subtotal</b>
	9		6.Landscape Character
			Land Use 5
			Roadside Characteristics 1
			Settlement Characteristics 3
	3		7.Vegetation
	9		8.Composition & Effect
	66		<b>Total Score</b>
X			<b>Special Interest</b>

**Viewshed Description** East Side Cove is the waterfront of the small residential settlement of Sunshine on Deer Isle. The cove is the site of a number of water dependent commercial operations, including lobster pounds and boatbuilding, giving form to a variety of recent and vernacular architecture. The foreground includes a meadow, stone beach, structures, a mooring area, lobster beds, several small spruce covered islands, and the waters of East Side Cove and Jericho Bay. The midground is framed by several additional islands looking out to the waters of Jericho Bay. The background views include the mountains of Mt. Desert Island with Blue Hill on the horizon. The general landscape condition is fair to good.

**Viewshed Management Recommendations** Define public access locations. Site Plan Review ordinance to establish performance standards for new construction.







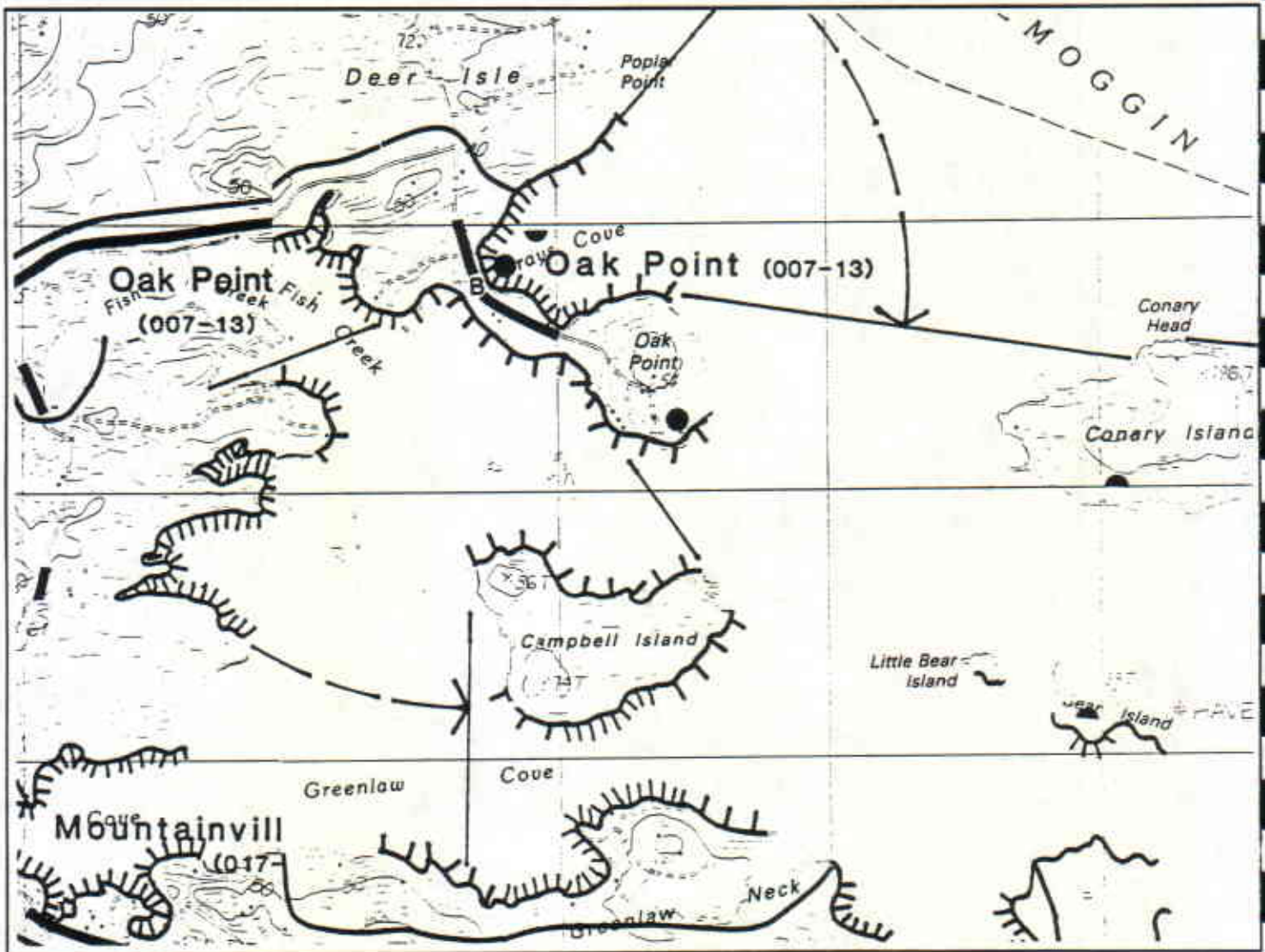
# Scenic Area Evaluation Form

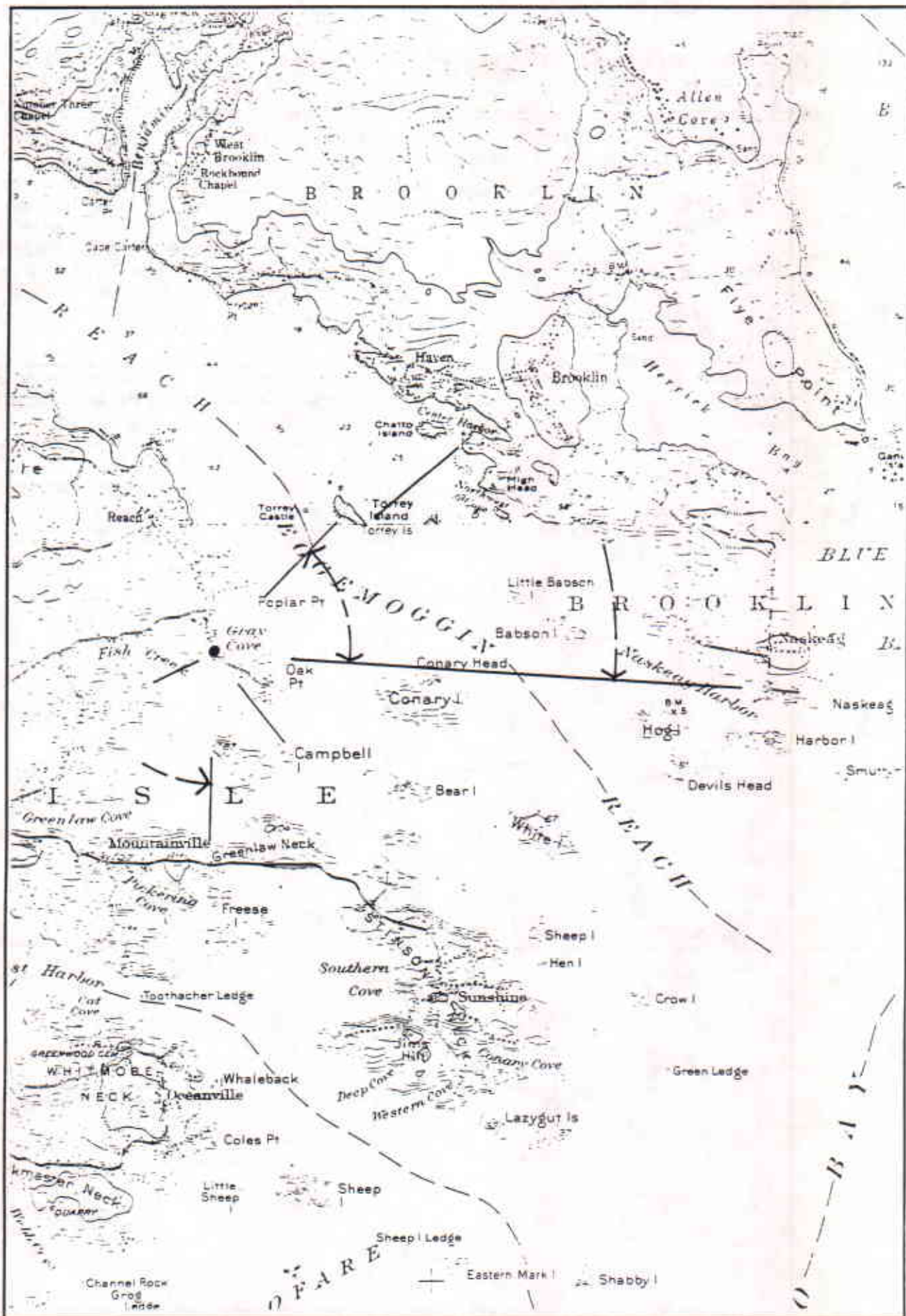
Scenic Area **Oak Point** Code **007-13** Town(s) **Deer Isle** County **Hancock**  
 1989 Coastal Scenic Inventory Maine State Planning Office

ST	S	IP	Special Interest/Score/Indicators Present
			1. Landform Topography <u>      </u> Slope <u>      </u>
			2. Open Land
	6	X	3. Shoreline Configuration
	9	X	4. Scenic Features
X	27		5. Scenic Quality of Water
			Duration of View 9
			Type of Water 12
			Quality of Horizon 6
	42	3	Desktop Subtotal
	16		6. Landscape Character
			Land Use 7
			Roadside Characteristics 3
			Settlement Characteristics 6
	9		7. Vegetation
	9		8. Composition & Effect
	76		Total Score
1			Special Interest

**Viewshed Description** A highly diverse, predominately natural landscape on the east side of Deer Isle. Foreground views include a sand beach, salt marshes, small protected coves, rocky shorelines, solitary homes, and low, evergreen covered hills. A causeway separates the waters of Fish Creek on the south and Gray Cove on the north. The views extend to the mainland of Deer Isle on the south and the shoreline of Brooklin on the north.

**Viewshed Management Recommendations** Involvement with the local land trust to preserve the integrity of the landscape. Preservation of visual access to the water.





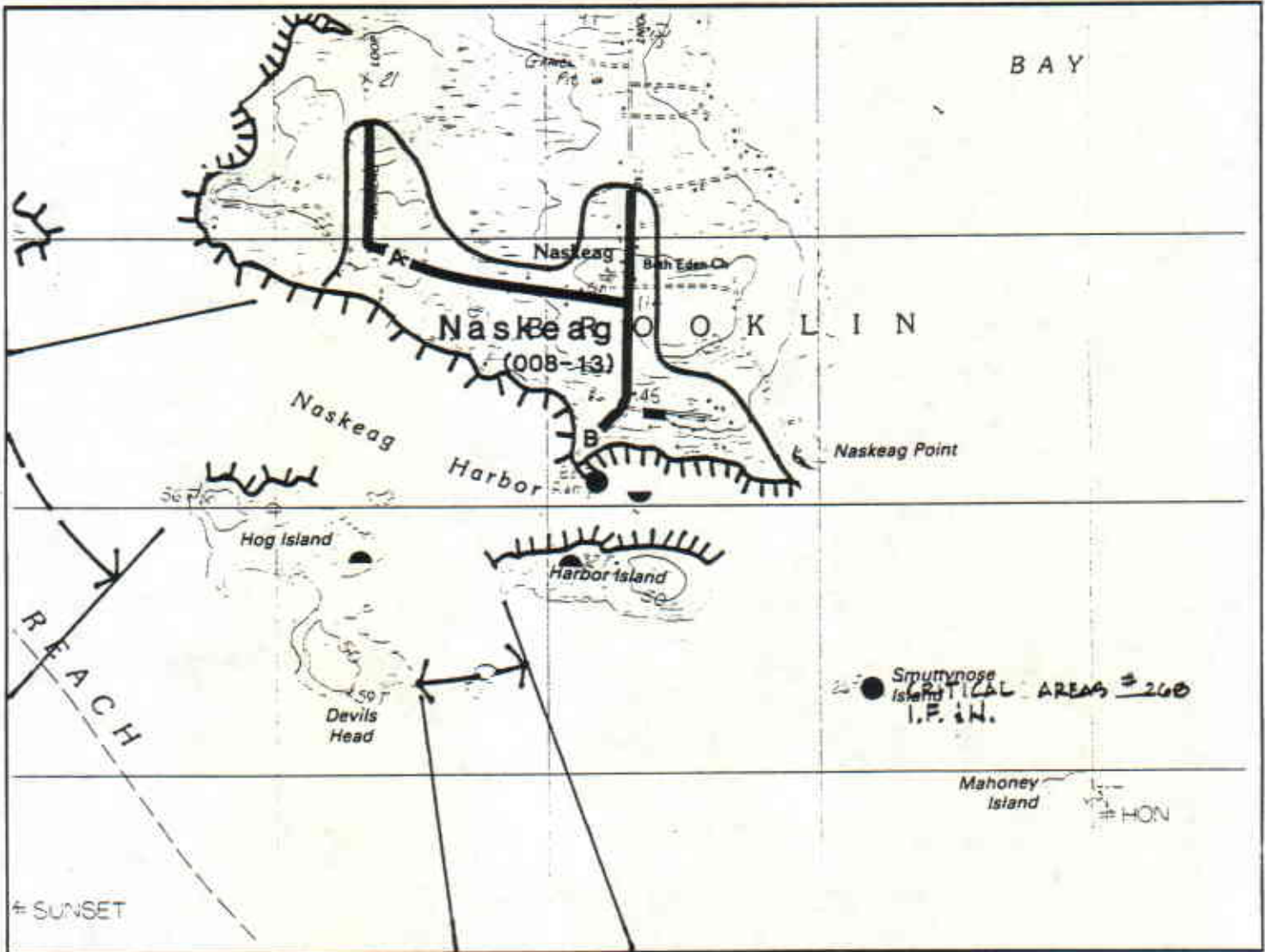
# Scenic Area Evaluation Form

Scenic Area **Naskeag Brook** Code **008-13** Town(s) **Brooklin** County **Hancock**  
 1989 Coastal Scenic Inventory Maine State Planning Office

ST	S	IP	Special Interest/Score/Indicators Present
	1	X	1.Landform Topography___Slope 1
			2.Open Land
	6	X	3.Shoreline Configuration
	9	X	4.Scenic Features
X	27		5.Scenic Quality of Water Duration of View 9 Type of Water 12 Quality of Horizon 6
	43	4	Desktop Subtotal
	19		6.Landscape Character Land Use 7 Roadside Characteristics 3 Settlement Characteristics 9
	9		7.Vegetation
X	9		8.Composition & Effect
	80		Total Score
2			Special Interest

**Viewshed Description** Naskeag Harbor, south of the village of Naskeag, is protected by Hog, Devils, and Harbor Islands, which form the backdrop for a semi-enclosed landscape. The foreground includes a broad sand beach, boat ramp, moorings, a well maintained cemetery, picnic area, lawns and domestic landscapes, and restored homes. The edge of the mid-ground view is defined by the low, evergreen covered islands.

**Viewshed Management Recommendations** Work with local land trust or other conservation interests to protect the offshore islands. Site plan review standards to ensure that future development fits the scale and texture of the existing settlement patterns.





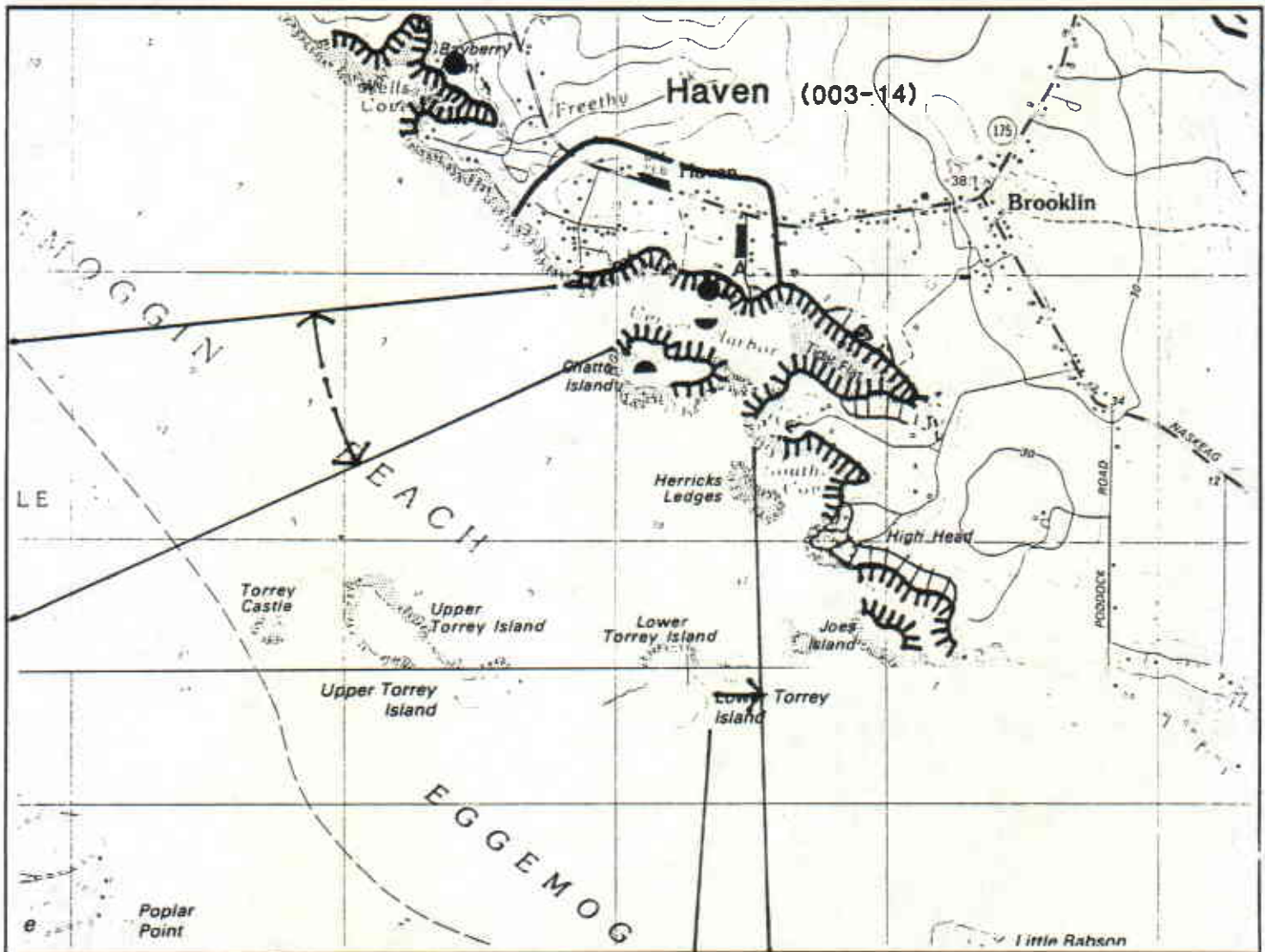
# Scenic Area Evaluation Form

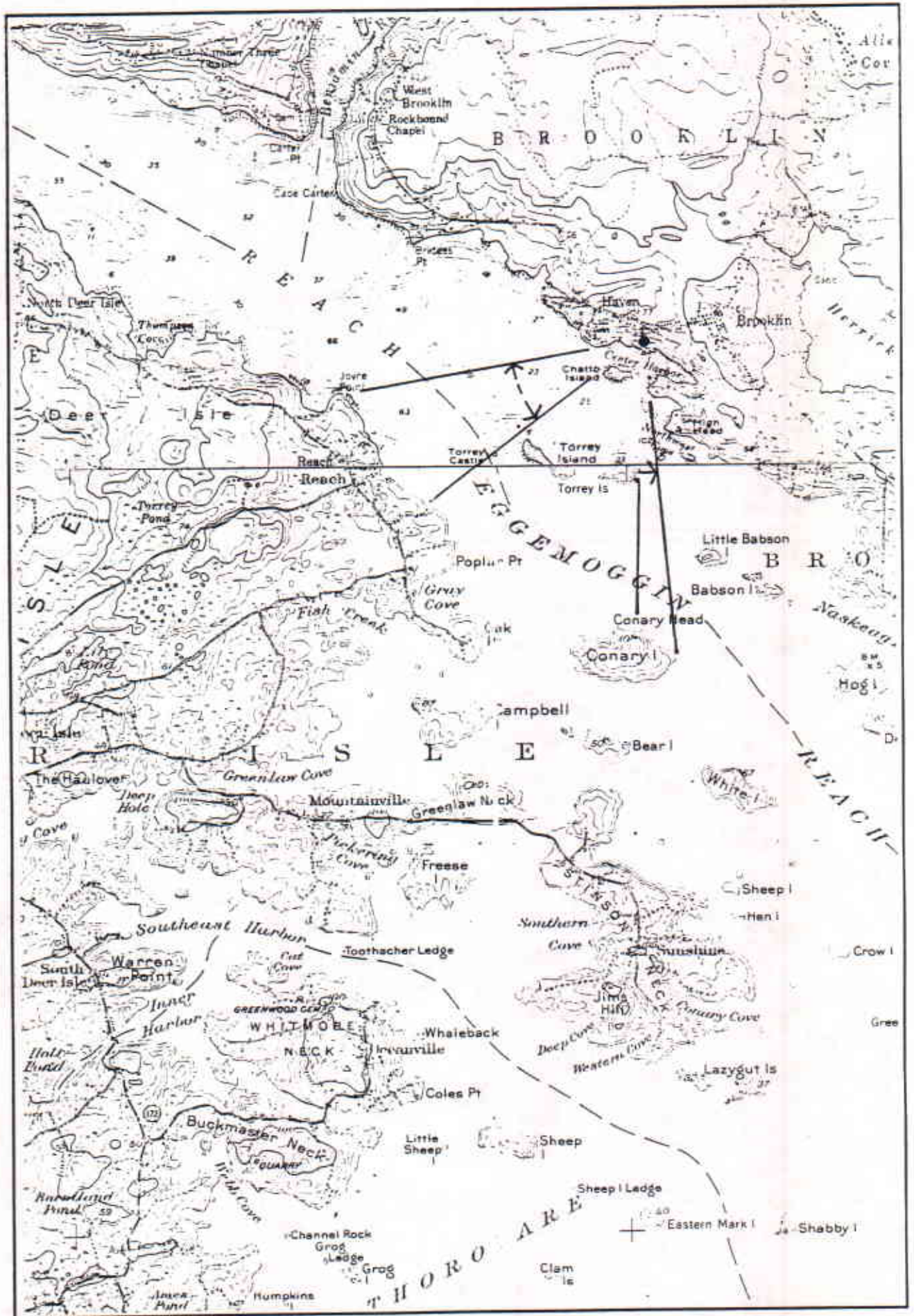
Scenic Area Haven Code 003-14 Town(s) Brooklin County Hancock  
 1989 Coastal Scenic Inventory Maine State Planning Office

ST	S	IP	Special Interest/Score/Indicators Present
			1.Landform Topography____Slope____
			2.Open Land
	6	X	3.Shoreline Configuration
	9	X	4.Scenic Features (Mooring area/Island)
X	27		5.Scenic Quality of Water
			Duration of View 9
			Type of Water 12
			Quality of Horizon 6
	42	3	<b>Desktop Subtotal</b>
	14		6.Landscape Character
			Land Use 7
			Roadside Characteristics 1
			Settlement Characteristics 6
	6		7.Vegetation
X	9		8.Composition & Effect
	71		<b>Total Score</b>
2			<b>Special Interest</b>

**Viewshed Description** Small village with associated harbor area and cottage community. Road has limited filtered views between structures and vegetation. Local road ends at waterfront, providing open views from a small parking lot. Foreground elements include diverse architecture, meadow, stone beach, commercial marine operation, mooring area, Chatto Island, and the waters of Center Harbor. Midground includes the waters of Eggemoggin Reach, associated islands, and spruce-covered shoreline. The background views are to open water with distant islands on the horizon. General landscape condition is good to very good. Spectacular views from a traditional harbor village.

**Viewshed Management Recommendations** Improve and define parking at waterfront.





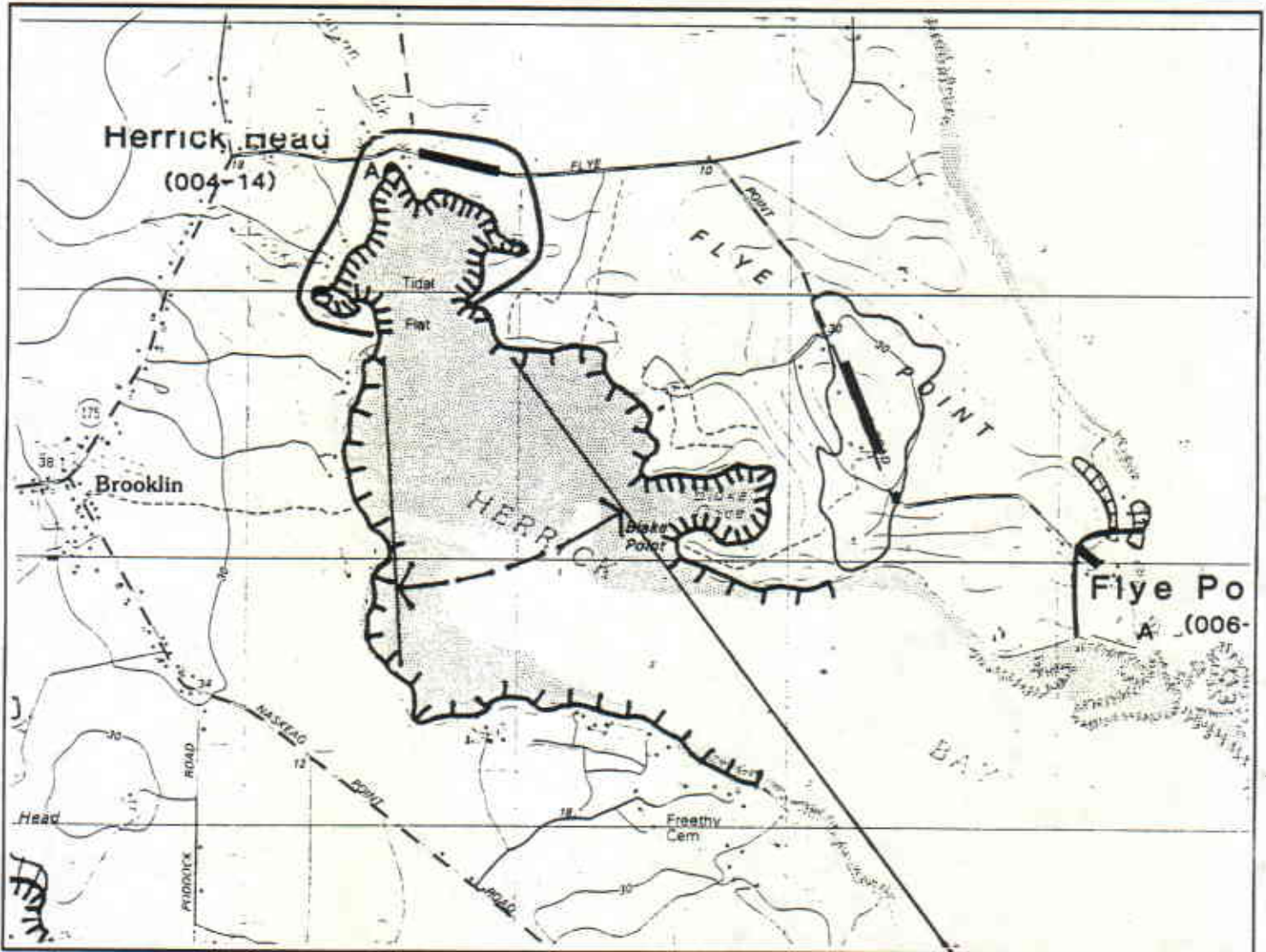
# Scenic Area Evaluation Form

Scenic Area **Herrick Head** Code **004-14** Town(s) **Brooklin** County **Hancock**  
 1989 Coastal Scenic Inventory Maine State Planning Office

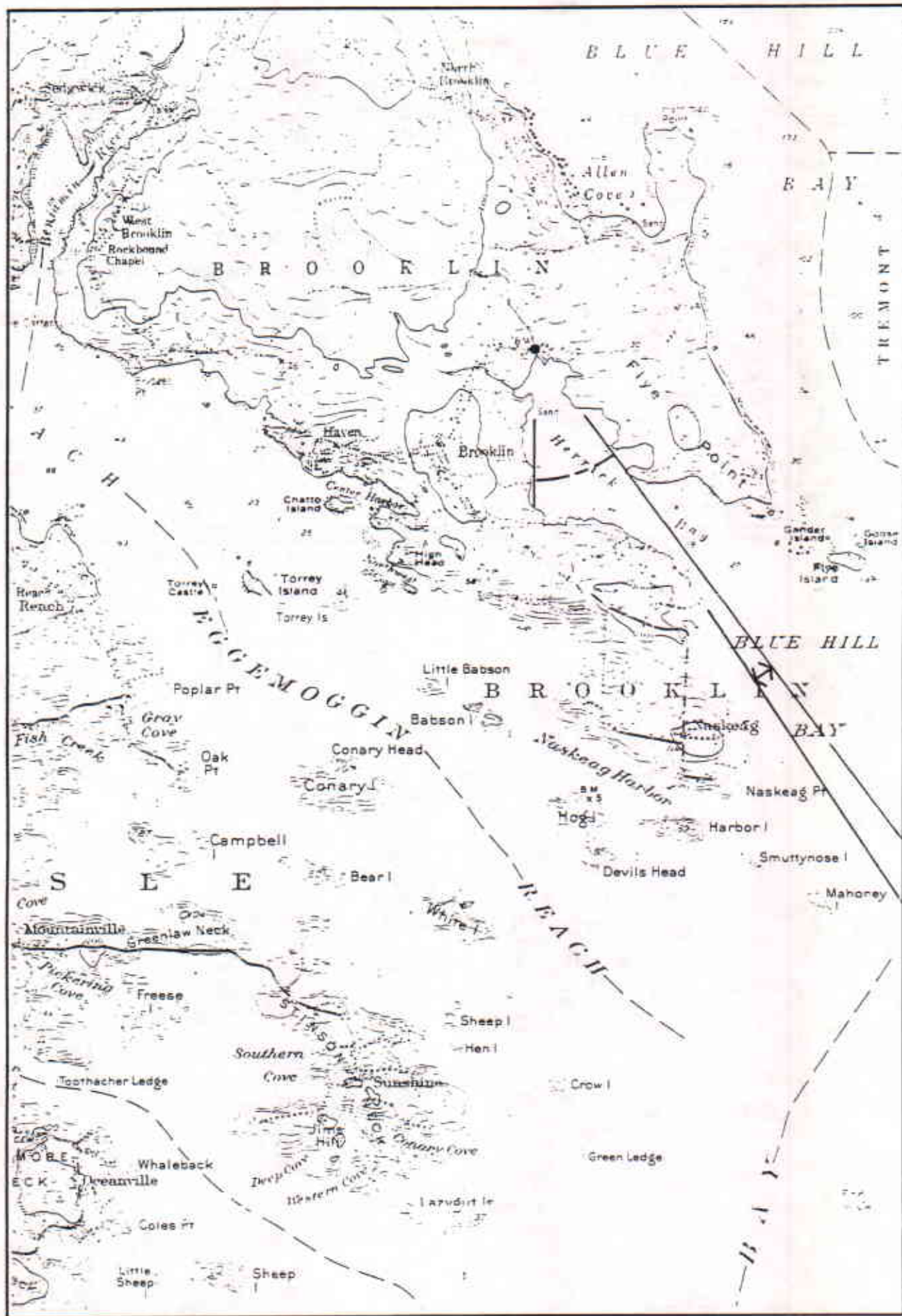
SI	S	IP	Special Interest/Score/Indicators Present
			1.Landform Topography___Slope___
			2.Open Land
	6	X	3.Shoreline Configuration
			4.Scenic Features
	24		5.Scenic Quality of Water
			Duration of View 6
			Type of Water 12
			Quality of Horizon 6
	30	2	Desktop Subtotal
	9		6.Landscape Character
			Land Use 5
			Roadside Characteristics 1
			Settlement Characteristics 3
	6		7.Vegetation
	3		8.Composition & Effect
	48		Total Score
			Special Interest

**Viewshed Description** Rural area with one residence and associated meadows located at the head of a long, semi-enclosed tidal bay. A town road and a State highway intersect in this area, providing limited filtered views to the water. Foreground elements include meadows, residence, mature pine trees, spruce lined shores, and the waters of Herrick Bay. Mid-ground includes the waters of Herrick Bay and spruce lined shore with background views to open water and spruce covered hilltops. The general landscape condition is fair to good with views screened from highway by vegetation.

**Viewshed Management Recommendations** Vegetation management to maintain views to water.







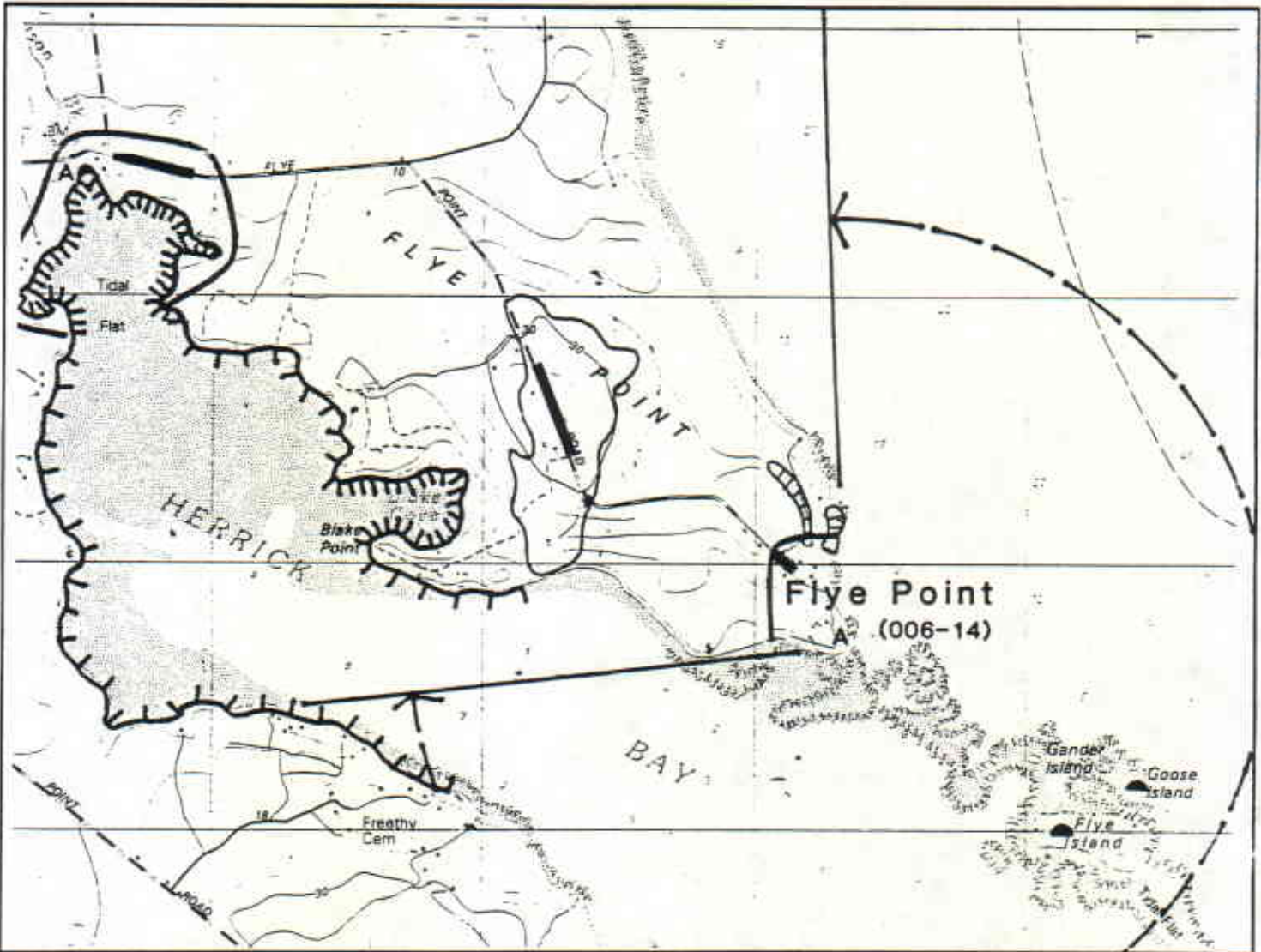
# Scenic Area Evaluation Form

Scenic Area **Flye Point** Code **006-14** Town(s) **Brooklin** County **Hancock**  
 1989 Coastal Scenic Inventory Maine State Planning Office

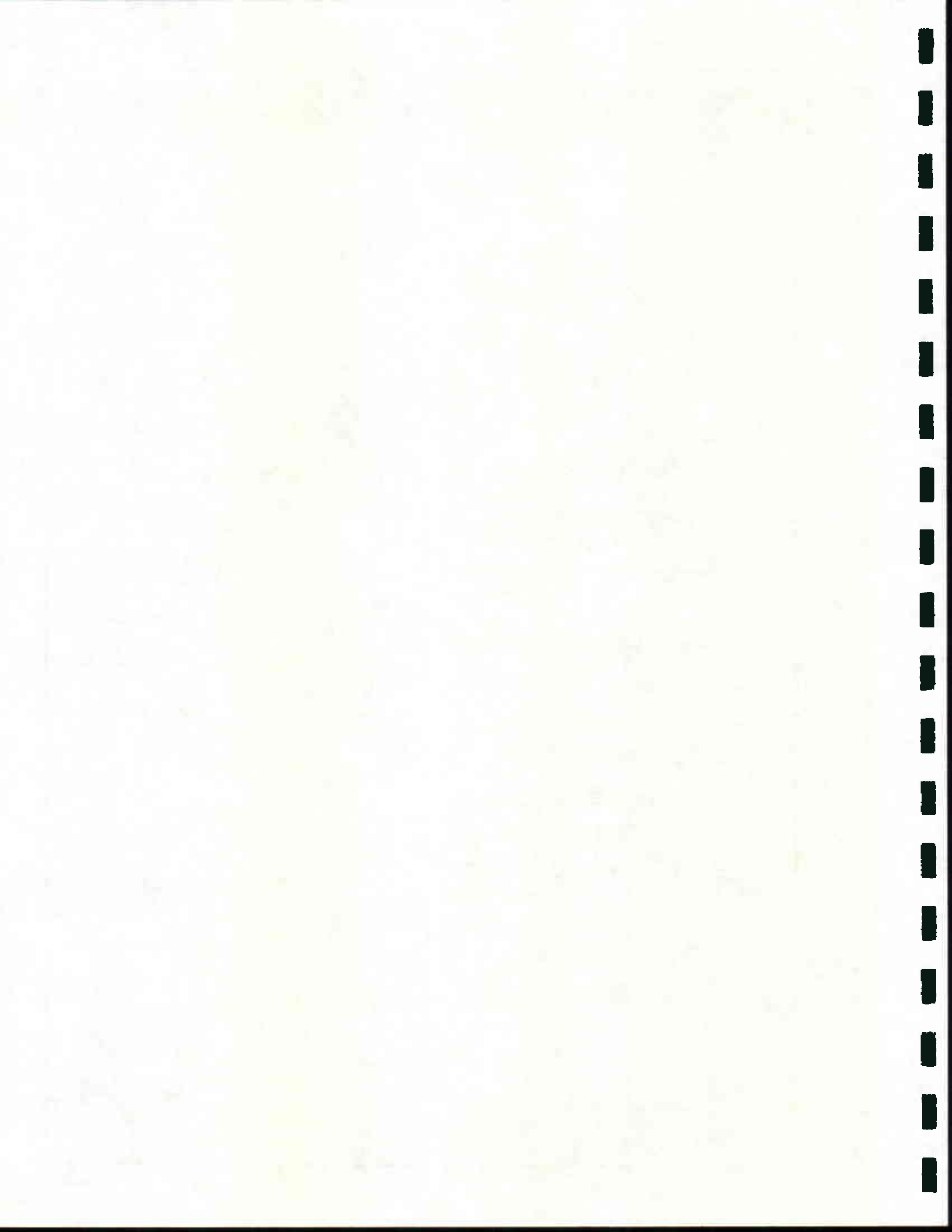
SI	IS	IP	Special Interest/Score/Indicators Present
			1.Landform Topography ___ Slope ___
	3	X	2.Open Land
	3	X	3.Shoreline Configuration
	9	X	4.Scenic Features (Islands/Stone Beach)
X	30		5.Scenic Quality of Water
			Duration of View 9*
			Type of Water 12
			Quality of Horizon 9
	45	4	Desktop Subtotal
	14		6.Landscape Character
			Land Use 7
			Roadside Characteristics 1
			Settlement Characteristics 6
	6		7.Vegetation
X	9		8.Composition & Effect
	74		Total Score
2			Special Interest

**Viewshed Description** Rural location dominated by an historic Inn with a 270 degree panoramic view of ocean and distant mountains. The foreground view is composed of a meadow, the Inn and its gardens, the ledgey shorelin, a mixed forest edge, and the waters of Blue Hill Bay. The dominant feature in the mid-ground is Flye Island. Background views are across open water with islands and the mountains of Mt. Desert Island on the horizon. The general landscape condition is good.

**Viewshed Management Recommendations** Continued high level of maintenance.



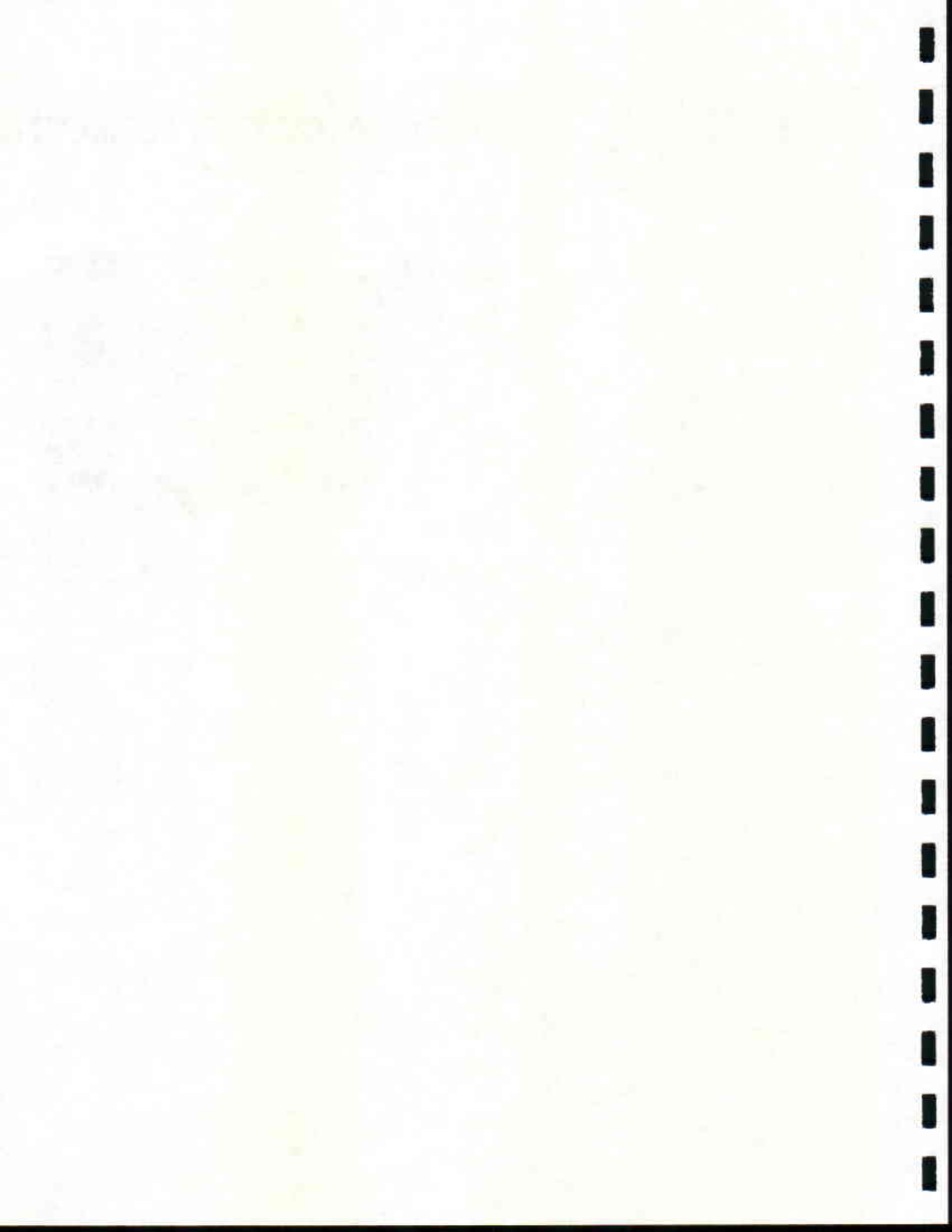




# EGGEMOGGIN REACH



South Brooksville  
Caterpillar Mountain  
Sargentville  
Deer Isle Bridge  
Sargent Hill  
Eggmoggin  
Deer Isle Causeway  
Tinken Ledges  
Sedgwick  
Bridges Point



## Sub-Region Evaluation Form

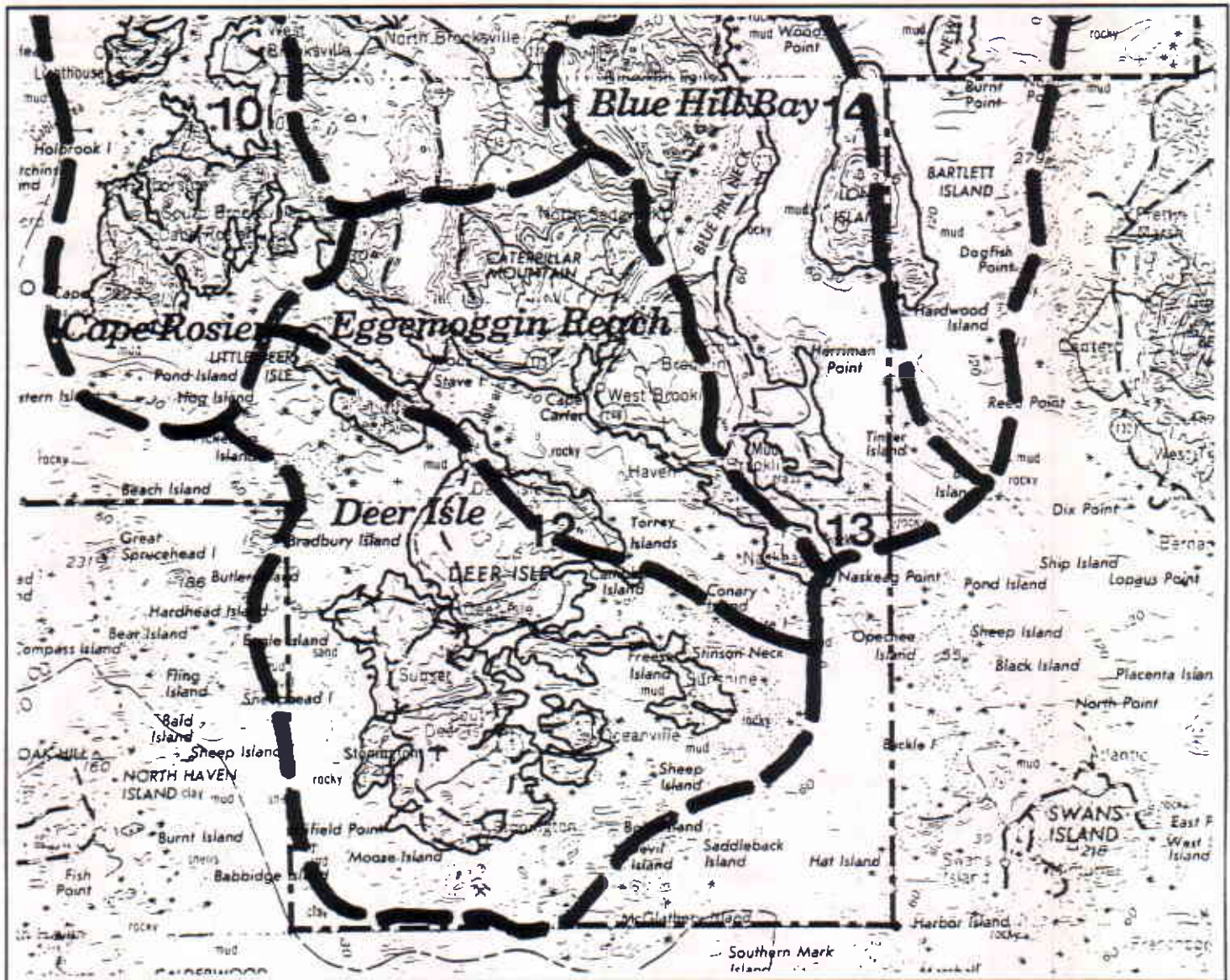
Sub-Region Eggemoggin Reach Towns Brooksville, Sedgwick, Brooklin, Deer Isle County Hancock  
1989 Coastal Scenic Inventory  
Maine State Planning Office

### Sub-Region Description

**Eggemoggin Reach** is a long, relatively narrow sub-region of Penobscot Bay, unified by the channel that separates the mainland from Deer Isle. The landscape is composed of rolling fields with occasional water views, several villages set back from the edge of the Reach, and a multitude of private homes and small scaled roads along the water. Caterpillar Mountain affords viewers an opportunity to look out over the entire region, including Eggemoggin Reach and Deer Isle.

### Scenic Areas

Caterpillar Mountain (002-11)  
Sargentville (004-11)  
Deer Isle Bridge (005-11)  
Sargent Hill (007-11)  
Eggemoggin (008-11)  
Deer Isle Causeway (011-11)  
Tinken Ledges (012-11)  
Sedgwick (001-14)  
Bridges Point (002-14)



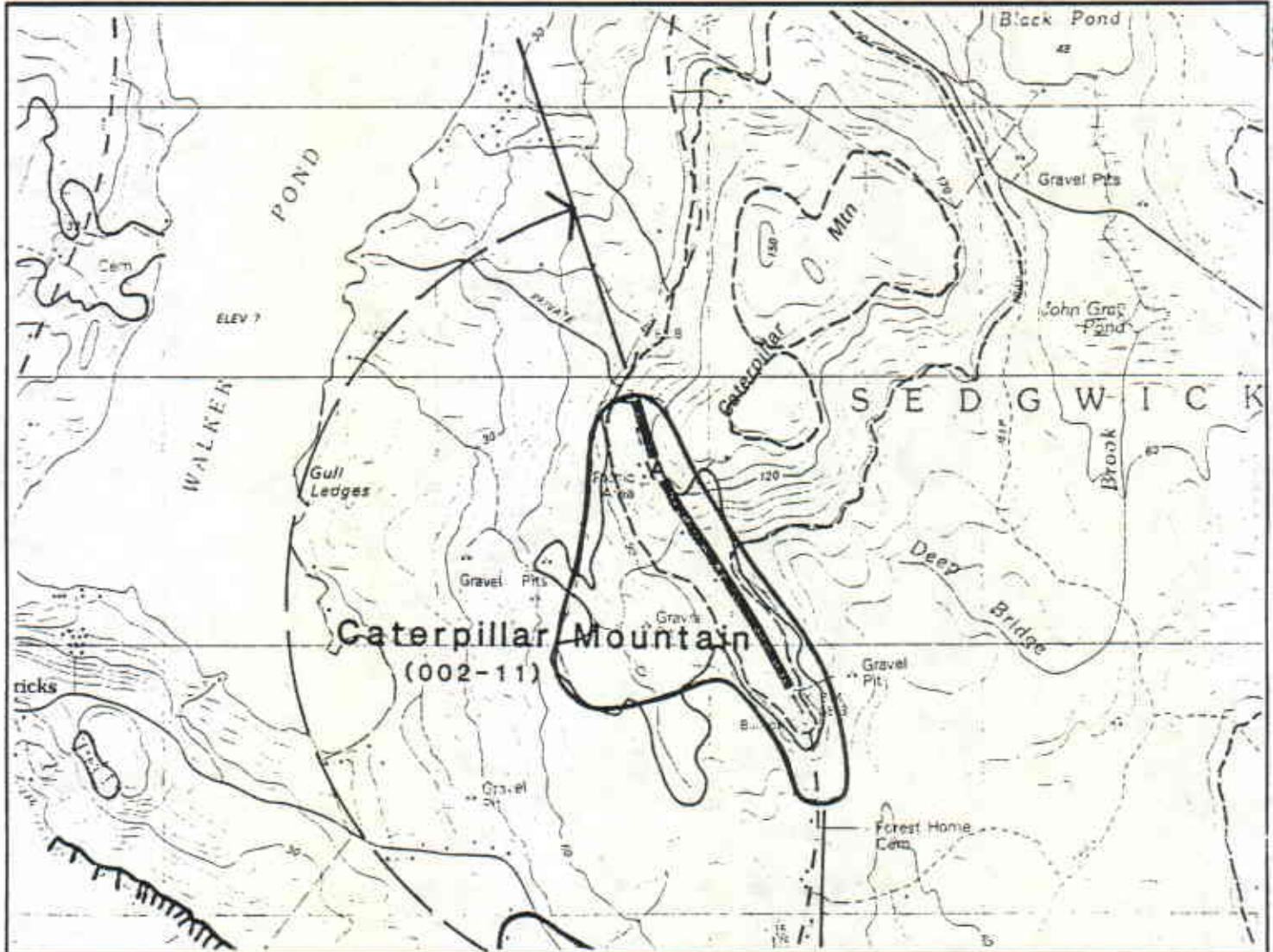
# Scenic Area Evaluation Form

Scenic Area **Caterpillar Mountain** Code **002-11** Town(s) **Sedgwick** County **Hancock**  
 1989 Coastal Scenic Inventory Maine State Planning Office

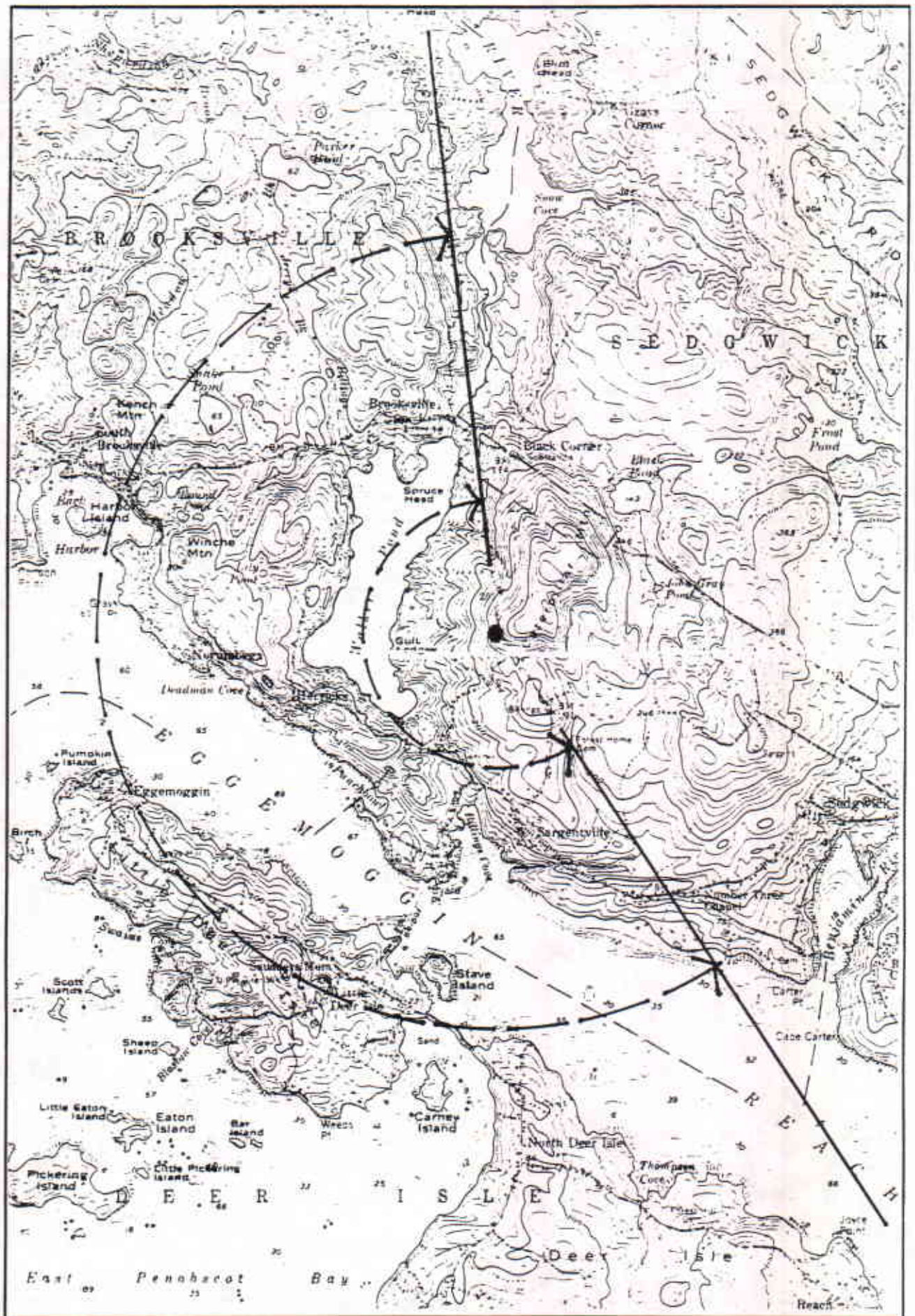
ST	S	IP	Special Interest/Score/Indicators Present
	1	X	1.Landform Topography 1 Slope___
X	6	X	2.Open Land
	6	X	3.Shoreline Configuration
			4.Scenic Features
	30		5.Scenic Quality of Water Duration of View 9 Type of Water 12 Quality of Horizon 9
	43	4	Desktop Subtotal
	16		6.Landscape Character Land Use 7 Roadside Characteristics 3 Settlement Characteristics 6
	9		7.Vegetation
X	9		8.Composition & Effect
	77		Total Score
2			Special Interest

**Viewshed Description** Agricultural area of blueberry barrens covering the south and east slopes of a prominent hill (>350') overlooking Walker Pond and Eggmoggin Reach. A MeDOT rest area is located at the top of the hill, providing a 180 degree panorama. Views from the rest area are framed in oaks and extend past the blueberry fields south and west to the waters of Penobscot Bay, the Reach, and the open ocean with the Camden Hills and Deer Isle on the horizon. Landscape is generally in good condition with spectacular views. Land immediately uphill from the overlook has recently been subdivided and is on the market. An active gravel pit is located in the center of the barrens below the overlook.

**Viewshed Management Recommendations** Improve safety and condition of rest area. Protect blueberry fields from development.







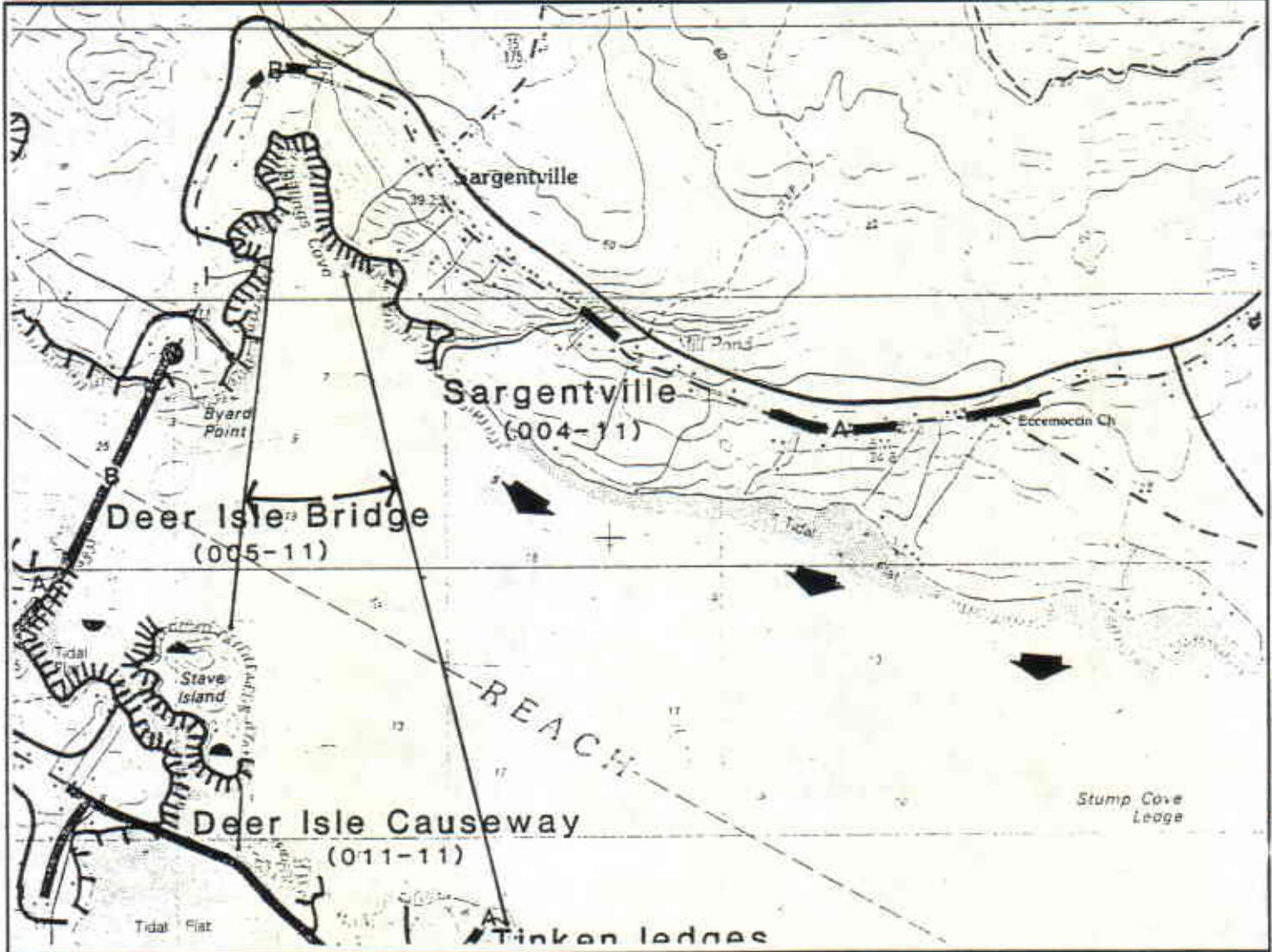
# Scenic Area Evaluation Form

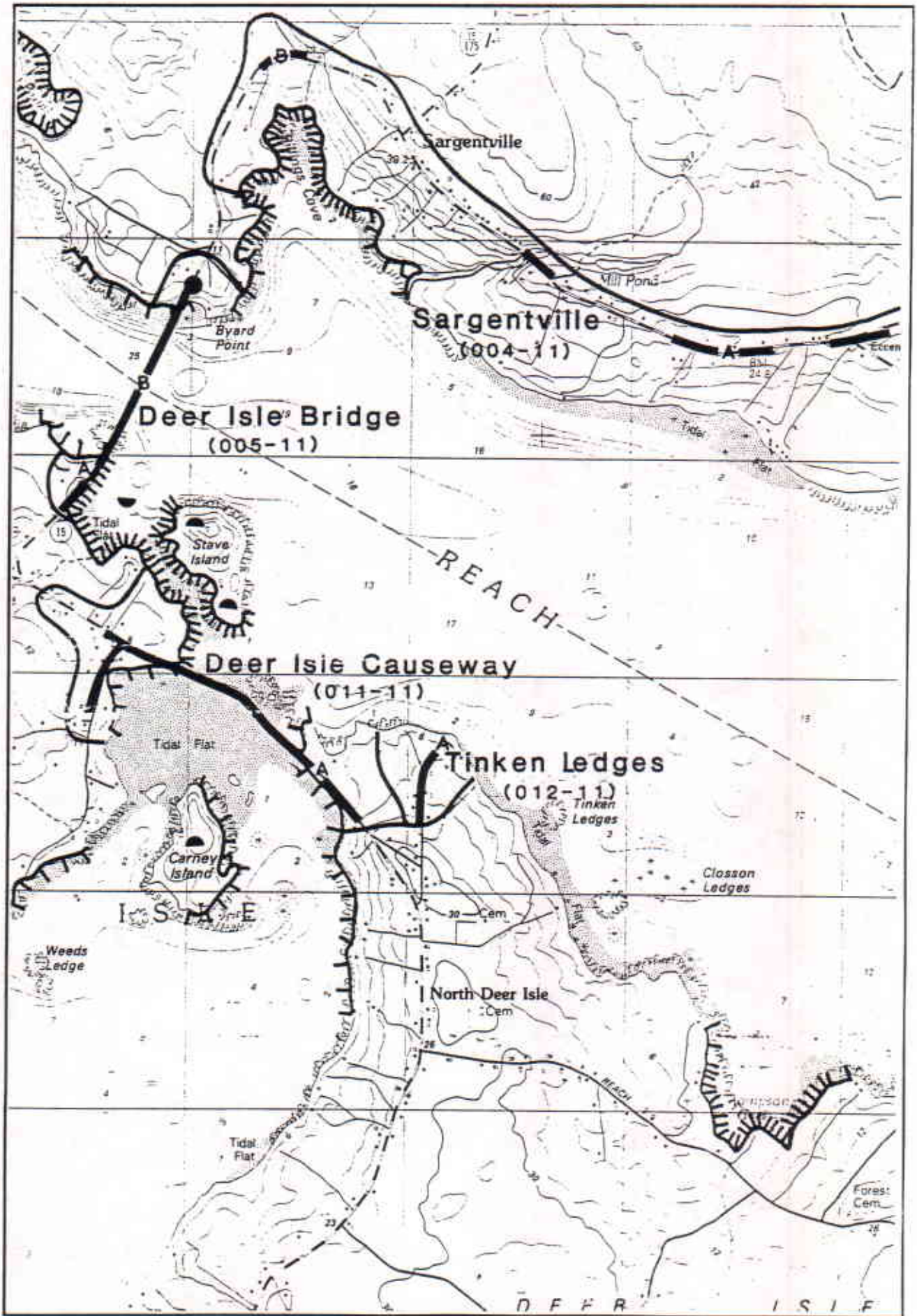
Scenic Area **Sargentville** Code **004-11** Town(s) **Sedgwick** County **Hancock**  
 1989 Coastal Scenic Inventory Maine State Planning Office

ST	S	IP	Special Interest/Score/Indicators Present
			1.Landform Topography ___ Slope ___
			2.Open Land
	3	X	3.Shoreline Configuration
			4.Scenic Features
	24		5.Scenic Quality of Water
			Duration of View 6
			Type of Water 12
			Quality of Horizon 6
	27	2	Desktop Subtotal
	19		6.Landscape Character
			Land Use 7
			Roadside Characteristics 6
			Settlement Characteristics 6
	9		7.Vegetation
	6		8.Composition & Effect
	61		Total Score
			Special Interest

**Viewshed Description** A small settlement overlooking the Deer Isle Bridge and Eggemoggin Reach. The foreground consists of open fields extending to the water, roadside trees, and well kept homes making up the village. The midground landscape consists of the waters of Eggemoggin Reach and the northerly shoreline of Deer Isle.

**Viewshed Management Recommendations** Protection of shoreline through land use ordinances and/or conservation easements. Vegetation management to maintain view corridors.







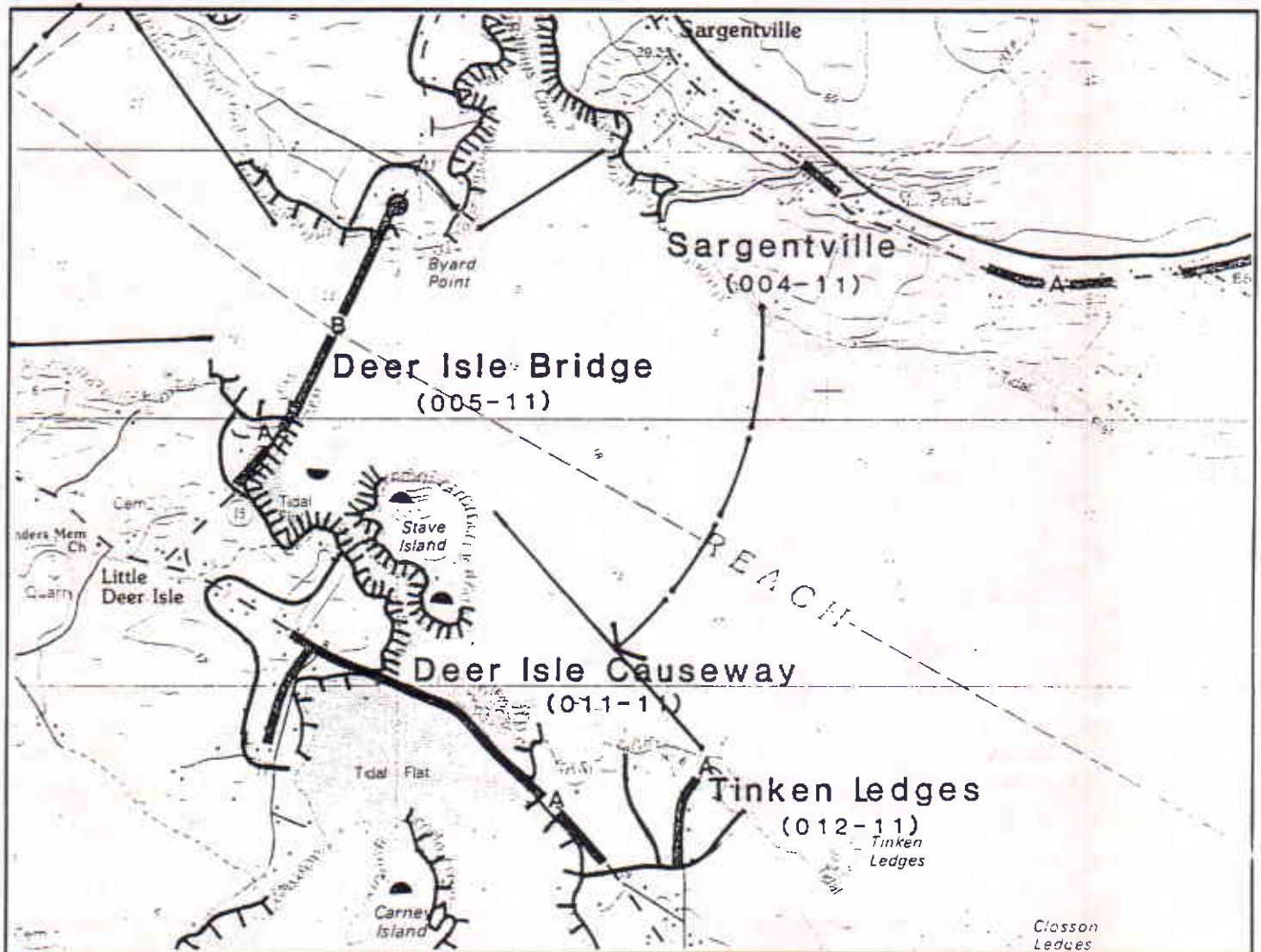
# Scenic Area Evaluation Form

Scenic Area **Deer Isle Bridge** Code **005-11** Town(s) **Sedgwick/Deer Isle** County **Hancock**  
 1989 Coastal Scenic Inventory Maine State Planning Office

SI	S	IP	Special Interest/Score/Indicators Present
			1.Landform Topography ___ Slope ___
			2.Open Land
	6	X	3.Shoreline Configuration
X	9	X	4.Scenic Features
	27		5.Scenic Quality of Water
			Duration of View 9
			Type of Water 12
			Quality of Horizon 6
	42	3	<b>Desktop Subtotal</b>
	16		6.Landscape Character
			Land Use 7
			Roadside Characteristics 6
			Settlement Characteristics 3
	3		7.Vegetation
	9		8.Composition & Effect
	70		<b>Total Score</b>
1			<b>Special Interest</b>

**Viewshed Description** Long span suspension bridge over Eggemoggin Reach, connecting Sedgwick on the mainland to Little Deer Isle. One of Maine's most noteworthy bridges, located in an area of evergreen forests and rocky shorelines. Foreground elements include the bridge, small birch grove, pull-off area with cut granite blocks, spruce shoreline and the waters of Eggemoggin Reach. Midground and background views are up and down the Reach and to the woodlands on the opposite shoreline. General landscape condition is good with the bridge providing an exceptional cohesive element, a focal point that complements the landscape with its delicacy and grace.

**Viewshed Management Recommendations** Improve pull-off areas. Continued high level of maintenance.





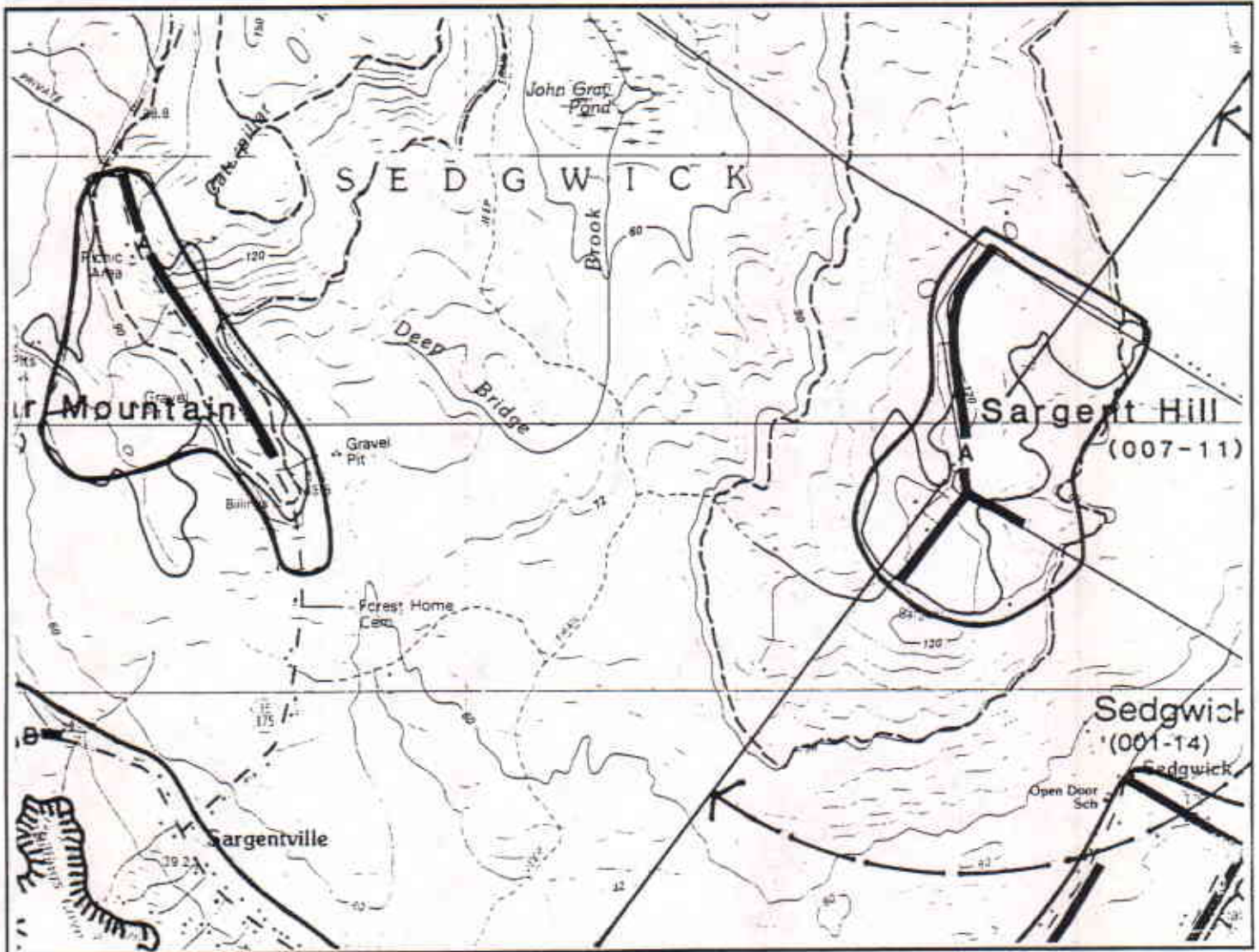
# Scenic Area Evaluation Form

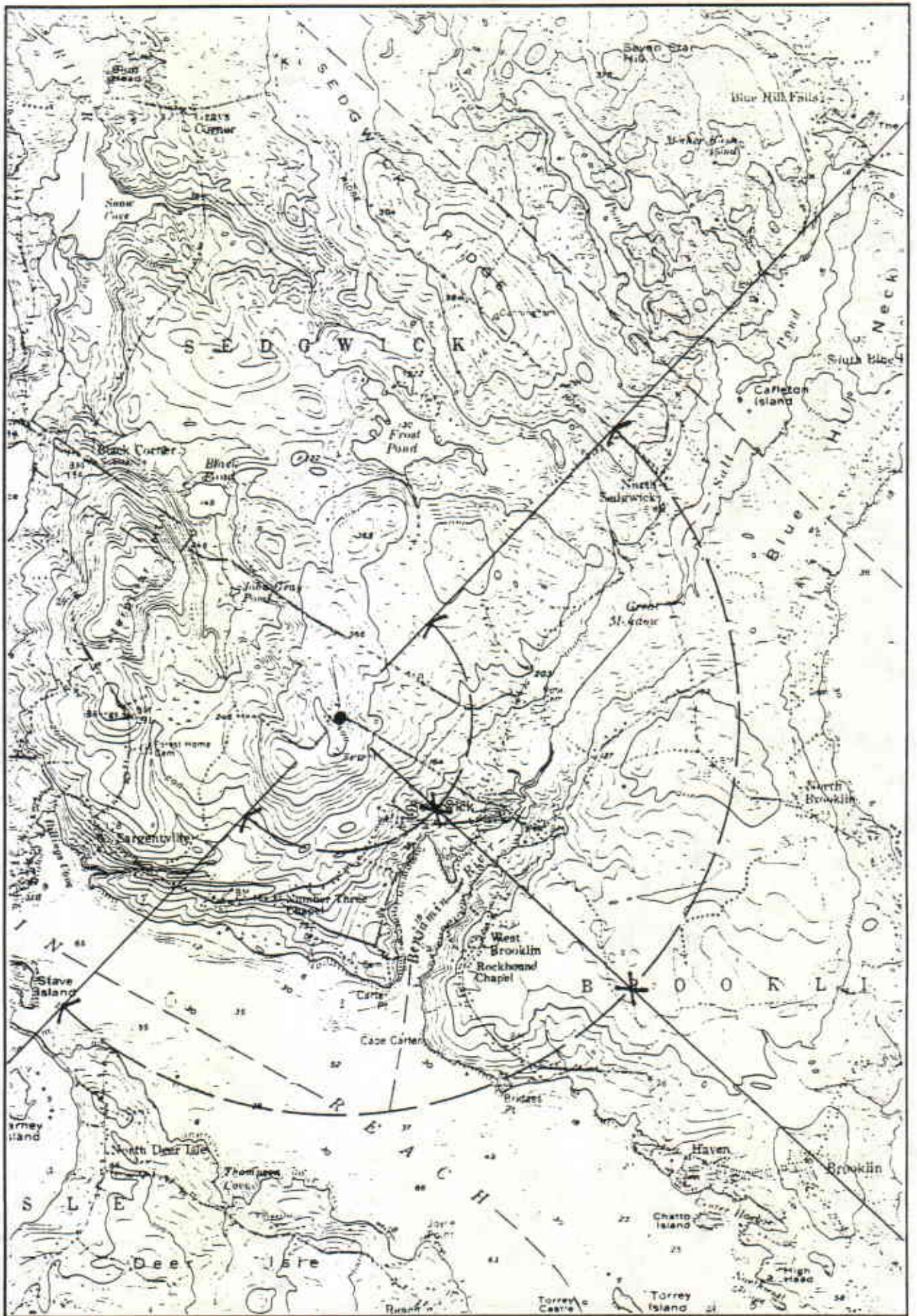
Scenic Area **Sargent Hill** Code **007-11** Town(s) **Sedgwick** County **Hancock**  
 1989 Coastal Scenic Inventory Maine State Planning Office

SI	S	IP	Special Interest/Score/Indicators Present
	1	X	1.Landform Topography 1 Slope___
X	6	X	2.Open Land
	6	X	3.Shoreline Configuration
	3	X	4.Scenic Features
	24		5.Scenic Quality of Water
			Duration of View 9
			Type of Water 6
			Quality of Horizon 9
	40	5	<b>Desktop Subtotal</b>
	16		6.Landscape Character
			Land Use 7
			Roadside Characteristics 3
			Settlement Characteristics 6
X	6		7.Vegetation
	6		8.Composition & Effect
	68		<b>Total Score</b>
2			<b>Special Interest</b>

**Viewshed Description** Sargent Hill is a locally prominent hilltop affording mid-range and back-ground views of Eggmoggin Reach, the hills of Mount Desert Island, and outward to the Atlantic Ocean. Foreground views focus on the extensive blueberry barrens. A limited amount of development has occurred at the edge of the landscape.

**Viewshed Management Recommendations** Protection of open blueberry plains through conservation easements and/or local ordinance.







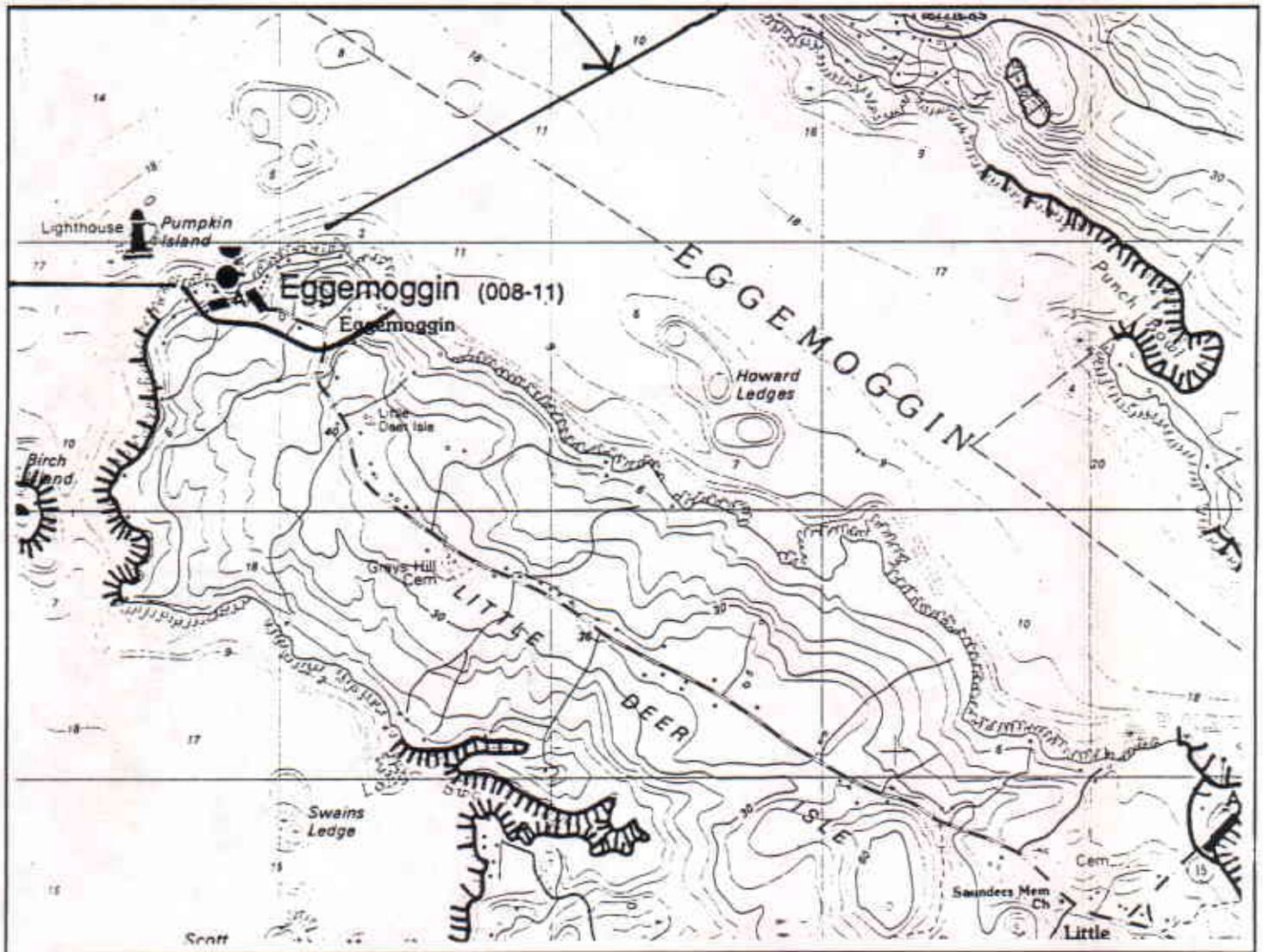
# Scenic Area Evaluation Form

Scenic Area **Eggemoggin** Code **008-11** Town(s) **Deer Isle** County **Hancock**  
 1989 Coastal Scenic Inventory Maine State Planning Office

SI	S	IP	Special Interest/Score/Indicators Present
			1.Landform Topography ___ Slope ___
			2.Open Land
	6	X	3.Shoreline Configuration
X	9	X	4.Scenic Features (Light House/Beach)
	24		5.Scenic Quality of Water
			Duration of View 9
			Type of Water 12
			Quality of Horizon 3
	39	3	<b>Desktop Subtotal</b>
	19		6.Landscape Character
			Land Use 7
			Roadside Characteristics 3
			Settlement Characteristics 3
	6		7.Vegetation
	9		8.Composition & Effect
	73		<b>Total Score</b>
			<b>Special Interest</b>

**Viewshed Description** Natural area with lighthouse, mooring area, shingle style architecture and public access. Winding road runs perpendicular to water, dead ending at the waterfront access point. Foreground elements include residential structures, lawns, beach, mooring area, lighthouse, and the waters of Eggemoggin Reach. Midground includes Eggemoggin Reach and wooded shoreline of Brooksville and Cape Rosier. The overall landscape condition is very good and provides an excellent foreground to a well composed view.

**Viewshed Management Recommendations** Maintain and define public access and parking. Protect landscape surrounding the point with conservation easements.





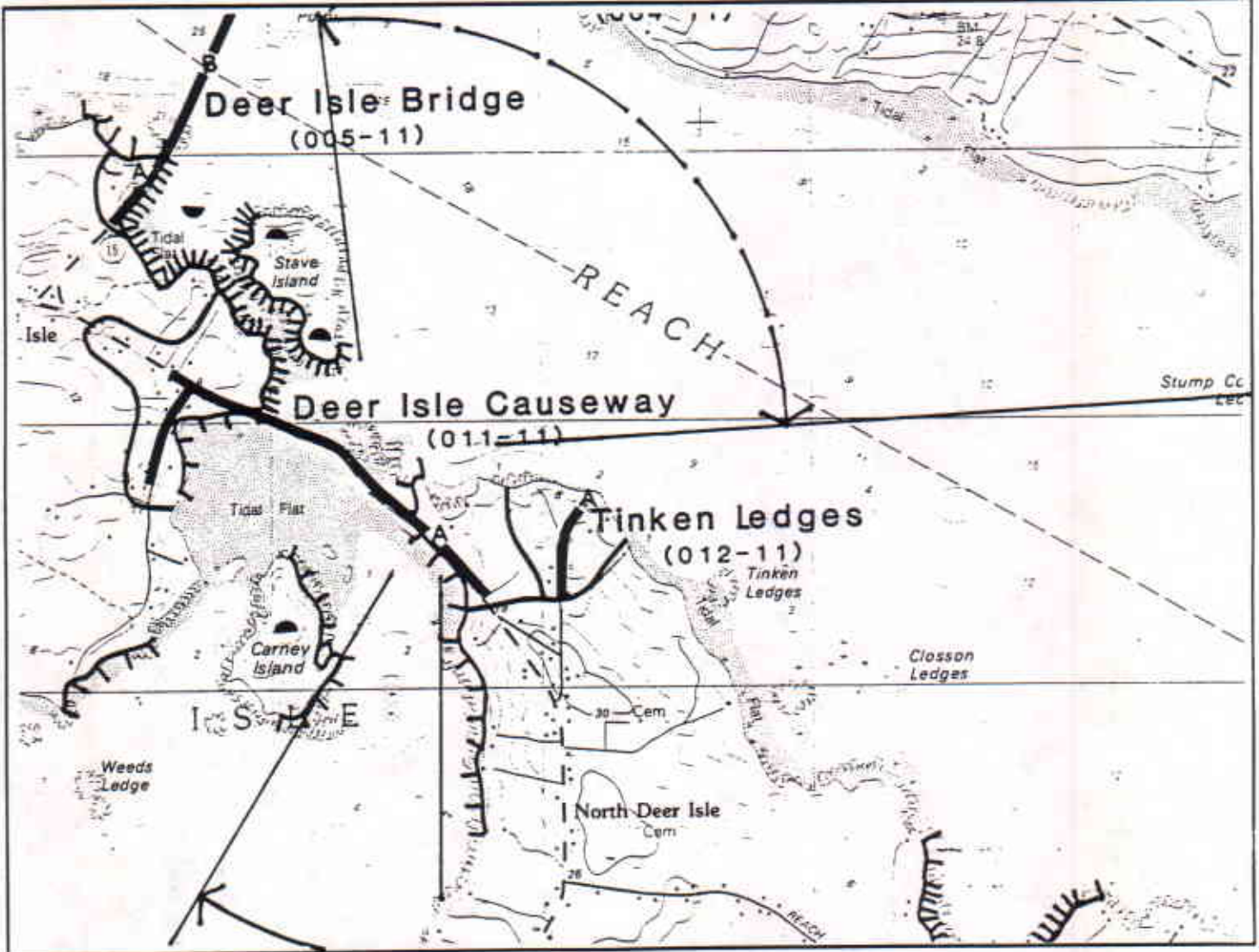
# Scenic Area Evaluation Form

Scenic Area **Deer Isle Causeway** Code **011-11** Town(s) **Deer Isle** County **Hancock**  
 1989 Coastal Scenic Inventory Maine State Planning Office

SI	S	IP	Special Interest/Score/Indicators Present
			1.Landform Topography _____ Slope _____
			2.Open Land
	6	X	3.Shoreline Configuration
	9	X	4.Scenic Features (Beach / Islands)
X	27		5.Scenic Quality of Water
			Duration of View 9
			Type of Water 12
			Quality of Horizon 6
	42	3	<b>Desktop Subtotal</b>
	14		6.Landscape Character
			Land Use 5
			Roadside Characteristics 6
			Settlement Characteristics 3
	3		7.Vegetation
	9		8.Composition & Effect
	68		<b>Total Score</b>
1			<b>Special Interest</b>

**Viewshed Description** Causeway connecting Little Deer Isle with Deer Isle affords the traveller views of Eggemoggin Reach, Charney Island, a narrow stone beach and tidal flats. The approach passes meadows, second growth fields, and homes at either end. The more distant view includes Eggemoggin Reach and the shoreline of Sargentville to the north, and Penobscot Bay, various islands, and spruce-covered shoreline to the south. The general landscape condition is good to very good and provides good open water views, especially at high tide.

**Viewshed Management Recommendations** Improve pull-off locations. Continue high level of landscape maintenance.



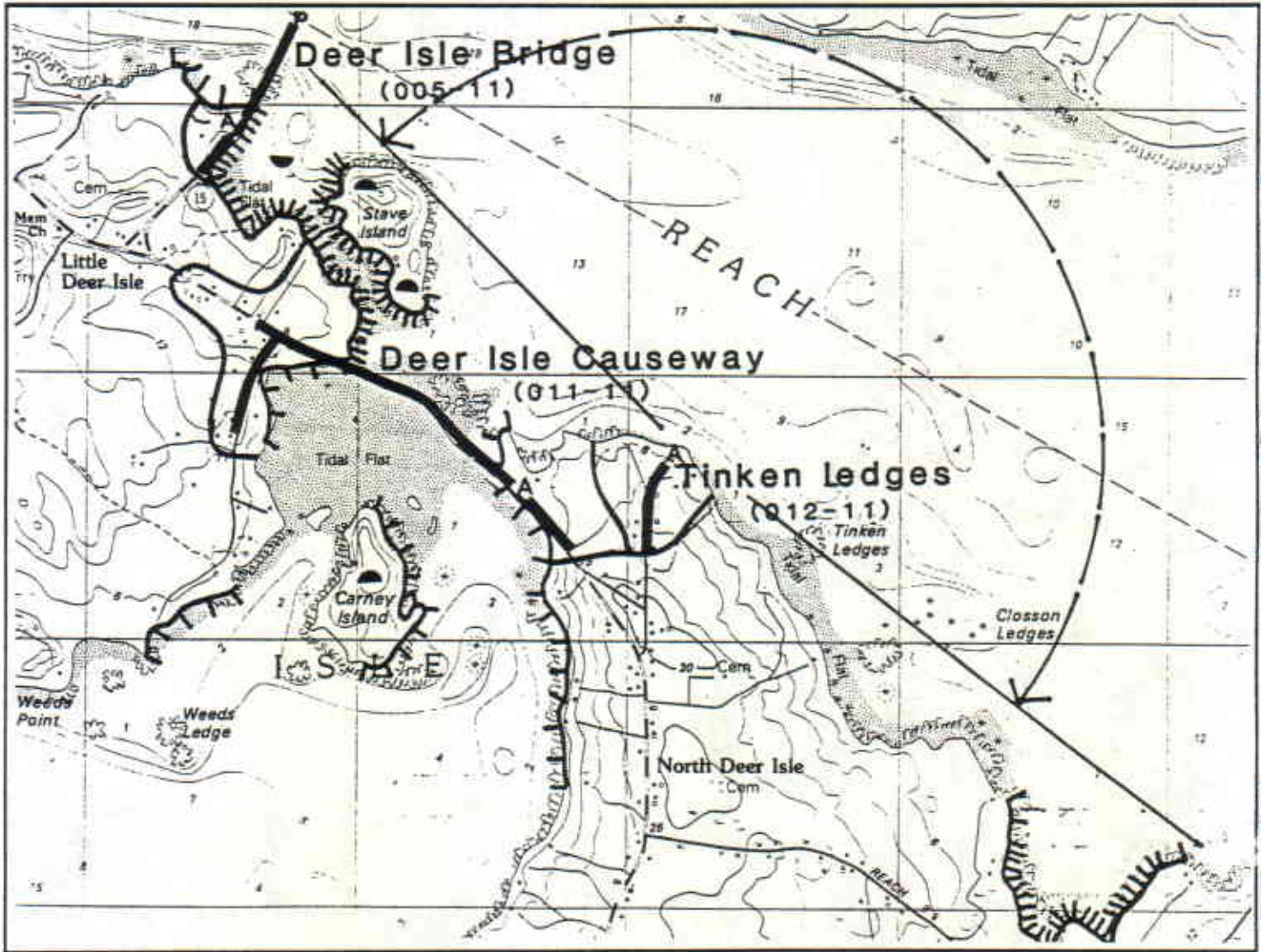
# Scenic Area Evaluation Form

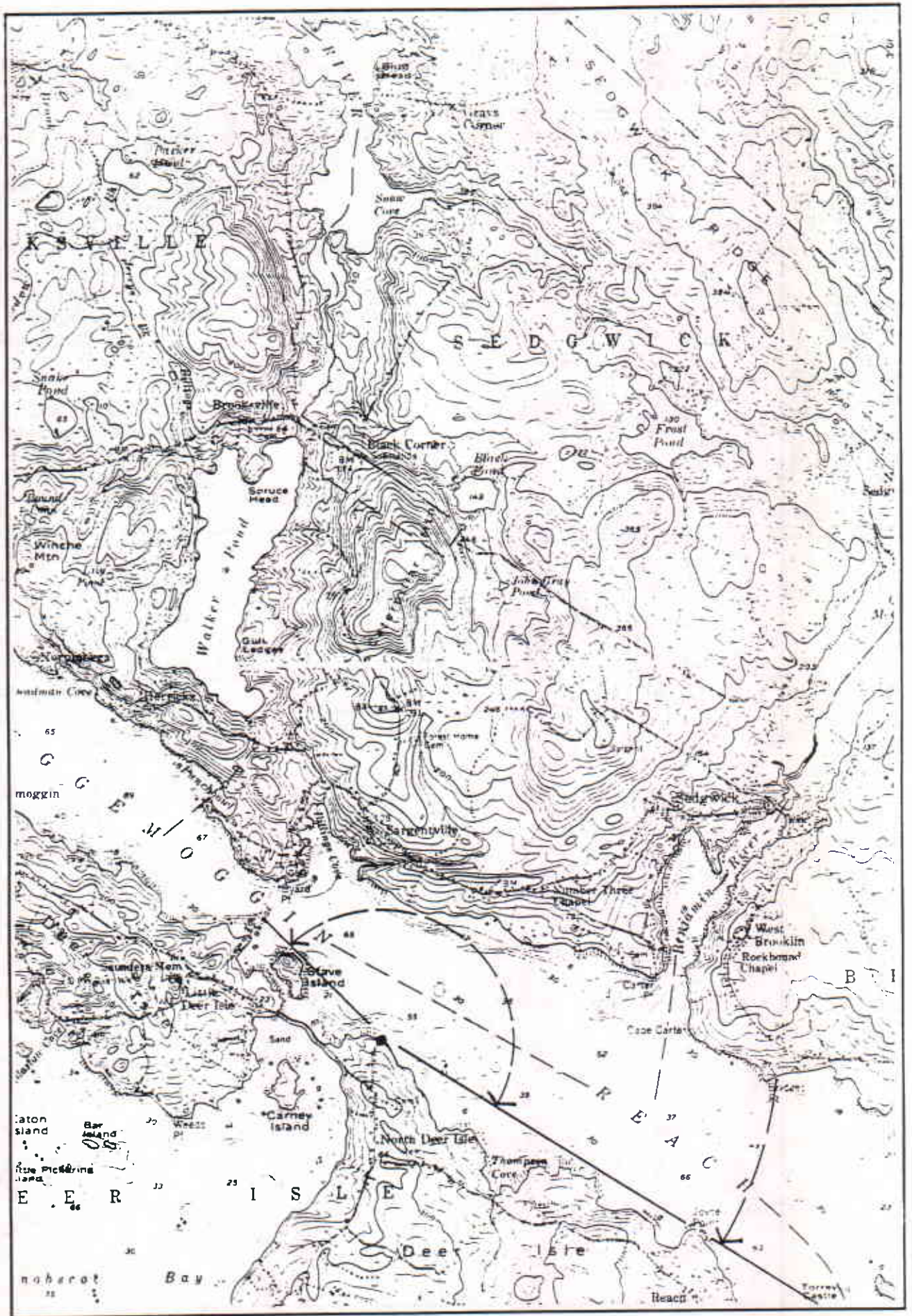
Scenic Area **Tinken Ledges** Code **012-11** Town(s) **Deer Isle** County **Hancock**  
 1989 Coastal Scenic Inventory Maine State Planning Office

SI	IS	IP	Special Interest/Score/Indicators Present
			1.Landform Topography____Slope____
			2.Open Land
			3.Shoreline Configuration
	9	X	4.Scenic Features
	21		5.Scenic Quality of Water
			Duration of View 9
			Type of Water 9
			Quality of Horizon 3
	30	2	Desktop Subtotal
	14		6.Landscape Character
			Land Use 7
			Roadside Characteristics 1
			Settlement Characteristics 6
	6		7.Vegetation
	9		8.Composition & Effect
	59		Total Score
			Special Interest

**Viewshed Description** Local residential road terminates with a northerly view of Eggemoggin Reach and the wooded shoreline of Sargentville. Tinken Ledges is typical of many of the 'end of the road' views along this section of Deer Isle.

**Viewshed Management Recommendations** Ordinances (zoning, subdivision, site plan review) to ensure consideration of visual impact and open space preservation in development proposals.





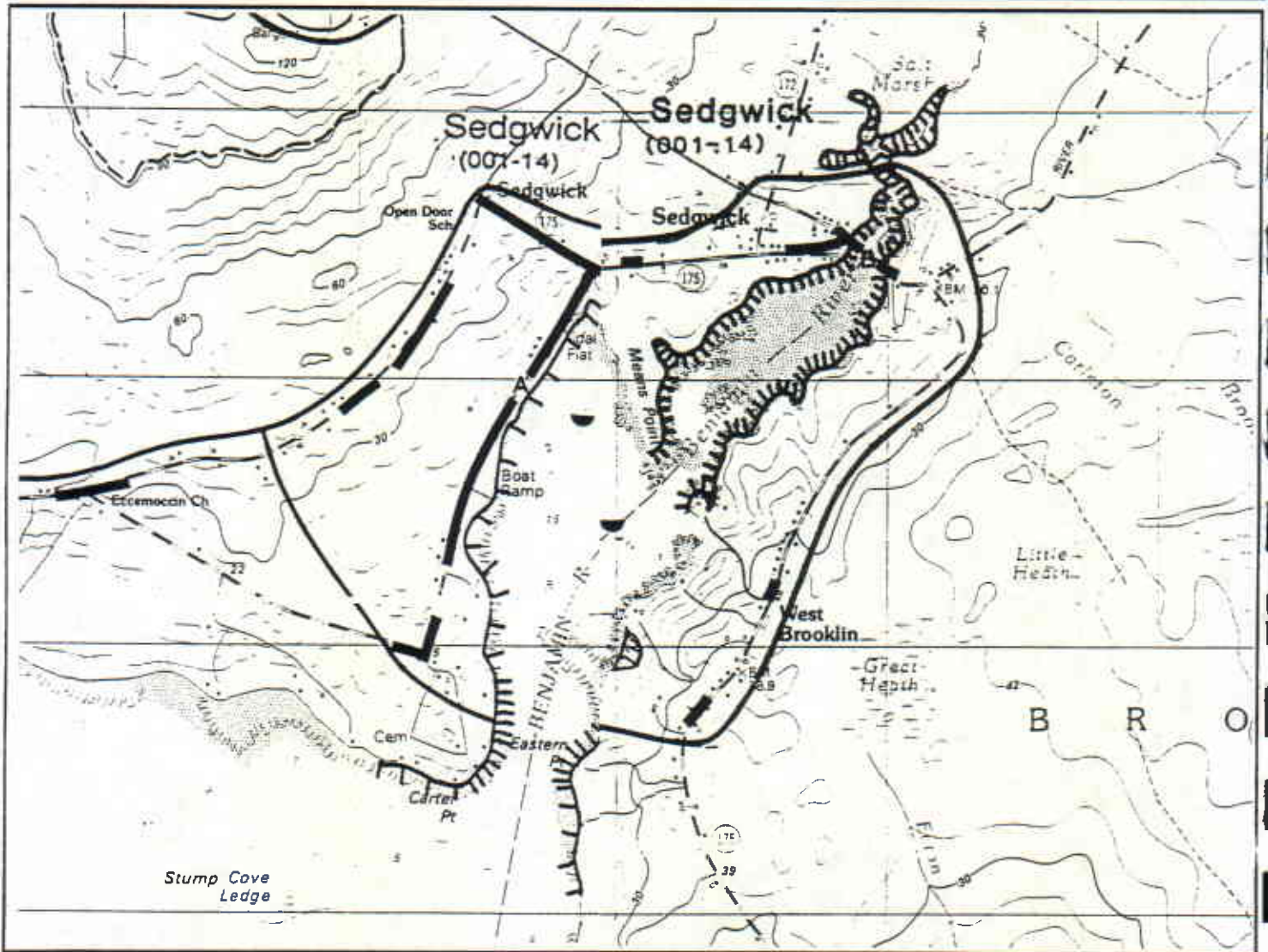
# Scenic Area Evaluation Form

Scenic Area **Sedgwick** Code **001-14** Town(s) **Sedgwick/Brooklin** County **Hancock**  
 1989 Coastal Scenic Inventory Maine State Planning Office

SI	IS	IP	Special Interest/Score/Indicators Present
			1.Landform Topography___Slope___
			2.Open Land
	6		3.Shoreline Configuration
	9		4.Scenic Features
	24		5.Scenic Quality of Water
			Duration of View 9
			Type of Water 9
			Quality of Horizon 6
	39		<b>Desktop Subtotal</b>
	16		6.Landscape Character
			Land Use 7
			Roadside Characteristics 3
			Settlement Characteristics 6
	6		7.Vegetation
	6		8.Composition & Effect
	67		<b>Total Score</b>
			<b>Special Interest</b>

**Viewshed Description** A distinct village center on the upper reaches of the Benjamin River. Classic New England architecture. Views to the harbor and the river from most of the town roads. The constructed shoreline gives the viewshed a closed appearance. Great variety of spaces and views. Foreground includes the village homes, the town road, open fields and lawns extending down to the water, and the harbor with its modest fleet of small boats. The view extends south to the mouth of the harbor bordered by open fields and low hills.

**Viewshed Management Recommendations** Site plan review standards which address visual access to the water, architectural compatibility, and preservation of open space.



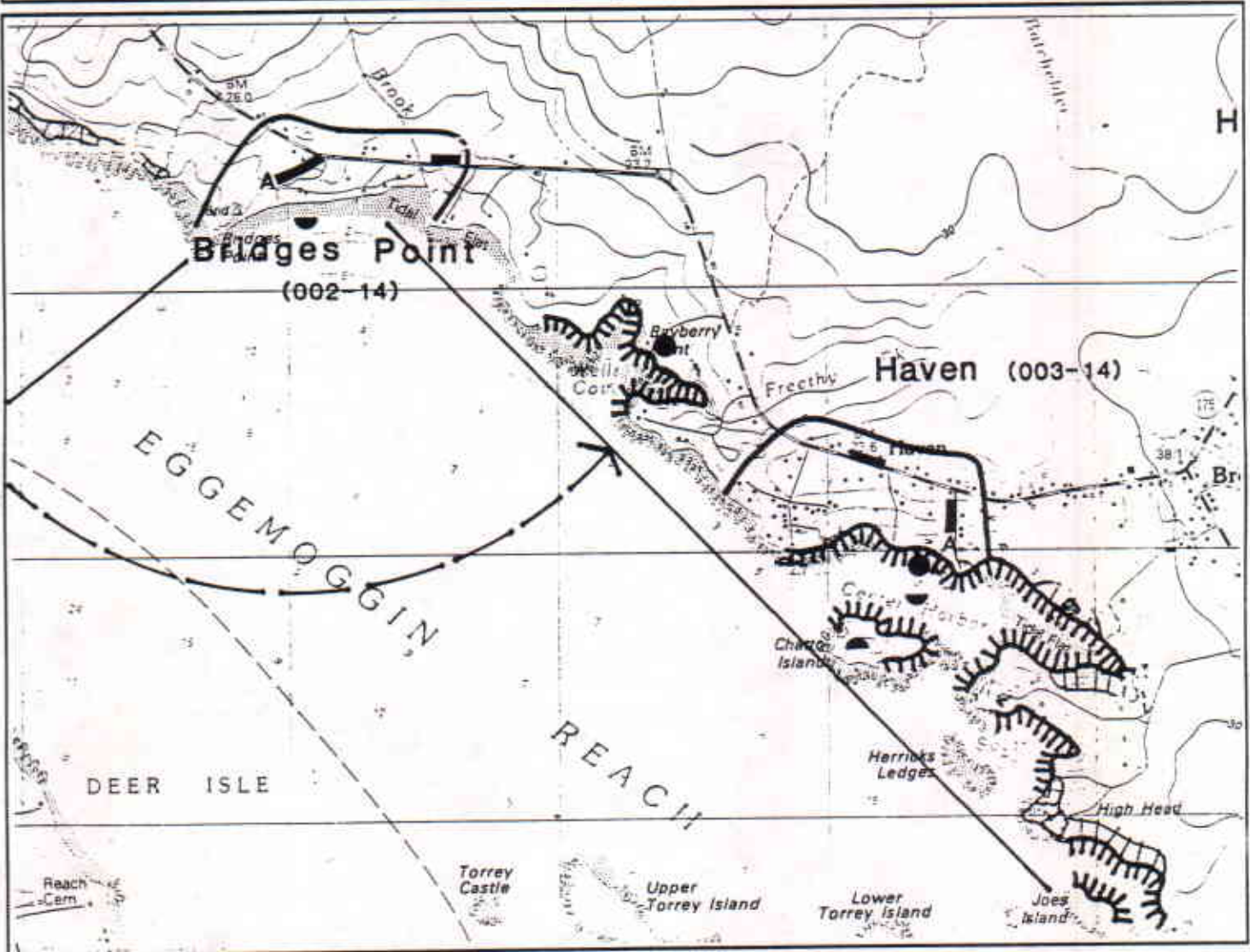
# Scenic Area Evaluation Form

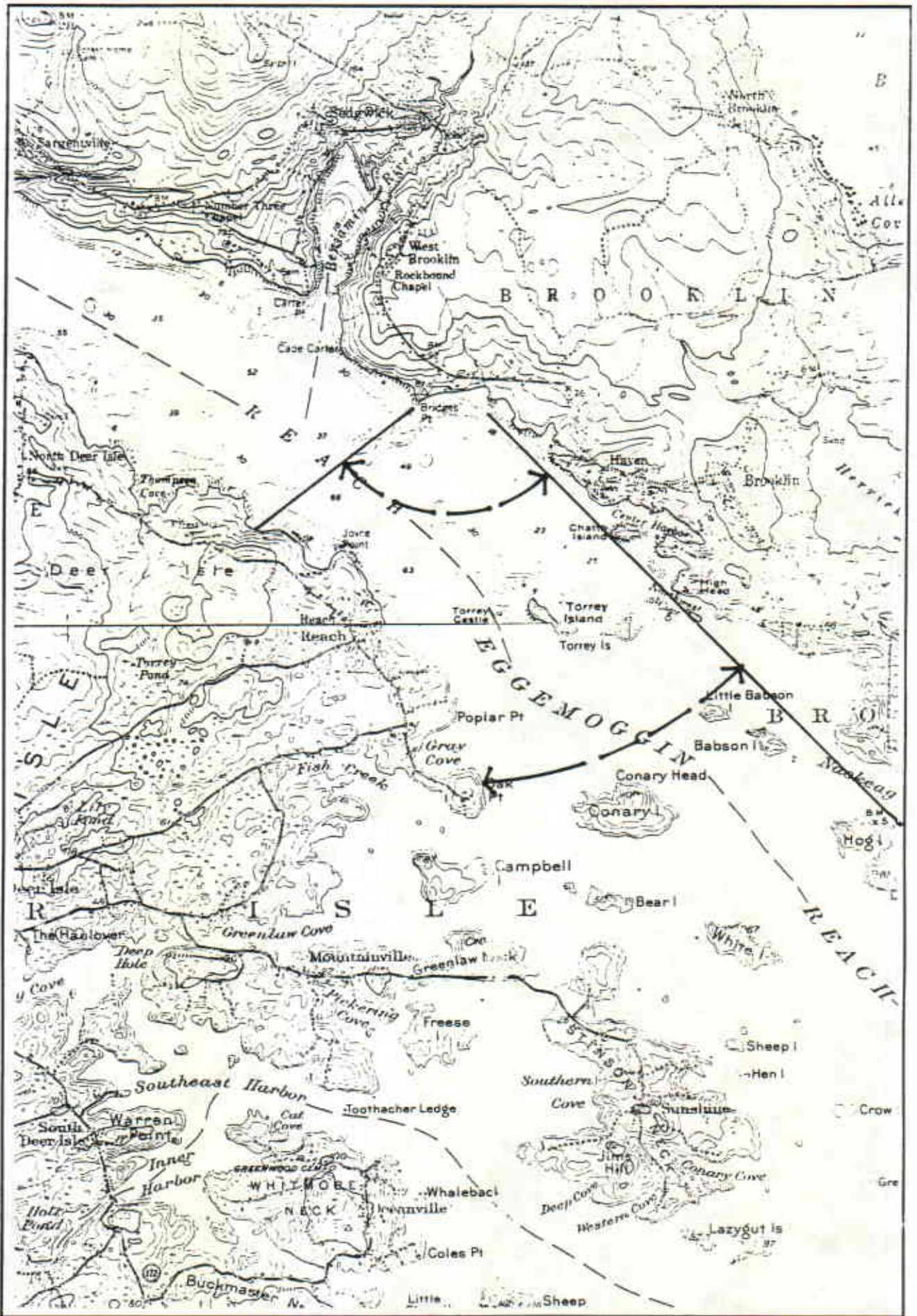
Scenic Area **Bridges Point** Code **002-14** Town(s) **Brooklin** County **Hancock**  
 1989 Coastal Scenic Inventory Maine State Planning Office

SI	S	IP	Special Interest/Score/Indicators-Present
			1.Landform Topography___Slope___
			2.Open Land
			3.Shoreline Configuration
			4.Scenic Features
	18		5.Scenic Quality of Water
			Duration of View 6
			Type of Water 9
			Quality of Horizon 3
	18	1	<b>Desktop Subtotal</b>
	7		6.Landscape Character
			Land Use 3
			Roadside Characteristics 1
			Settlement Characteristics 3
	3		7.Vegetation
	3		8.Composition & Effect
	31		<b>Total Score</b>
			<b>Special Interest</b>

**Viewshed Description** A series of views from the highway to the waters of Eggmoggin Reach, past an eclectic mixture of contemporary and historic residential development. The area is characterized by mixed second growth woods, manicured lawns leading to waterfront homes, and small boat building shop. The foreground views include lawns, woods, homes, a rocky shoreline, and a boat storage area. Midground elements include the waters of Eggmoggin Reach and the shoreline of Little Deer Isle. Background views are to spruce covered hilltops. Landscape condition is average to good.

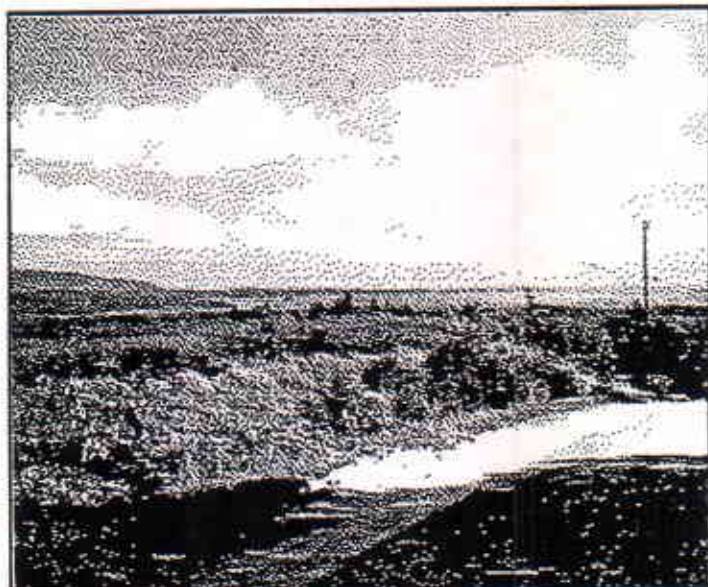
**Viewshed Management Recommendations** Vegetation management to maintain open views from highway to the waters of Eggmoggin Reach.



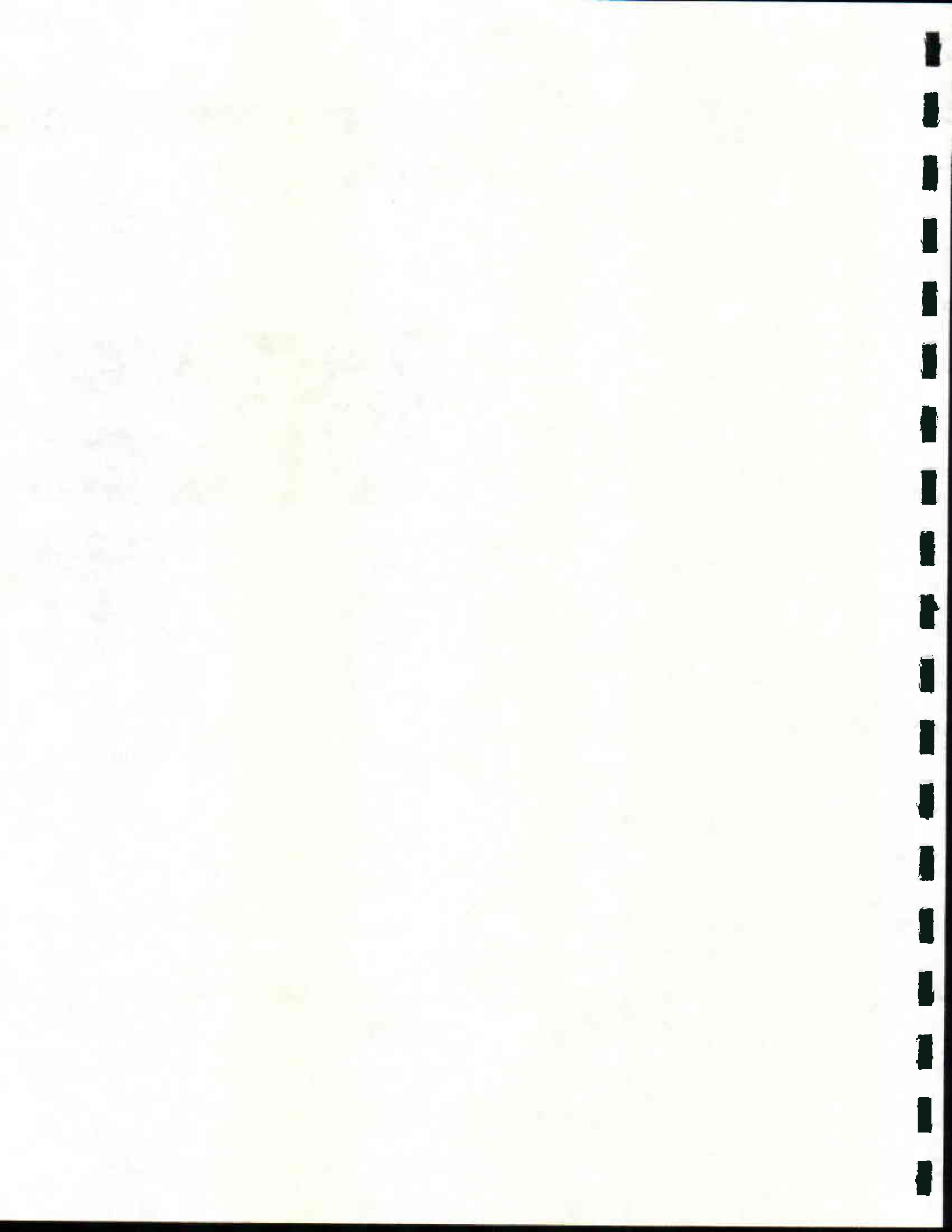




# BLUE HILL BAY



Sedgwick Ridge  
North Sedgwick  
Allen Point  
Blue Hill Falls  
Parker Point  
Blue Hill Village  
Blue Hill



## Sub-Region Evaluation Form

Sub-Region **Blue Hill Bay** Towns **Brooklin, Blue Hill**  
1989 Coastal Scenic Inventory

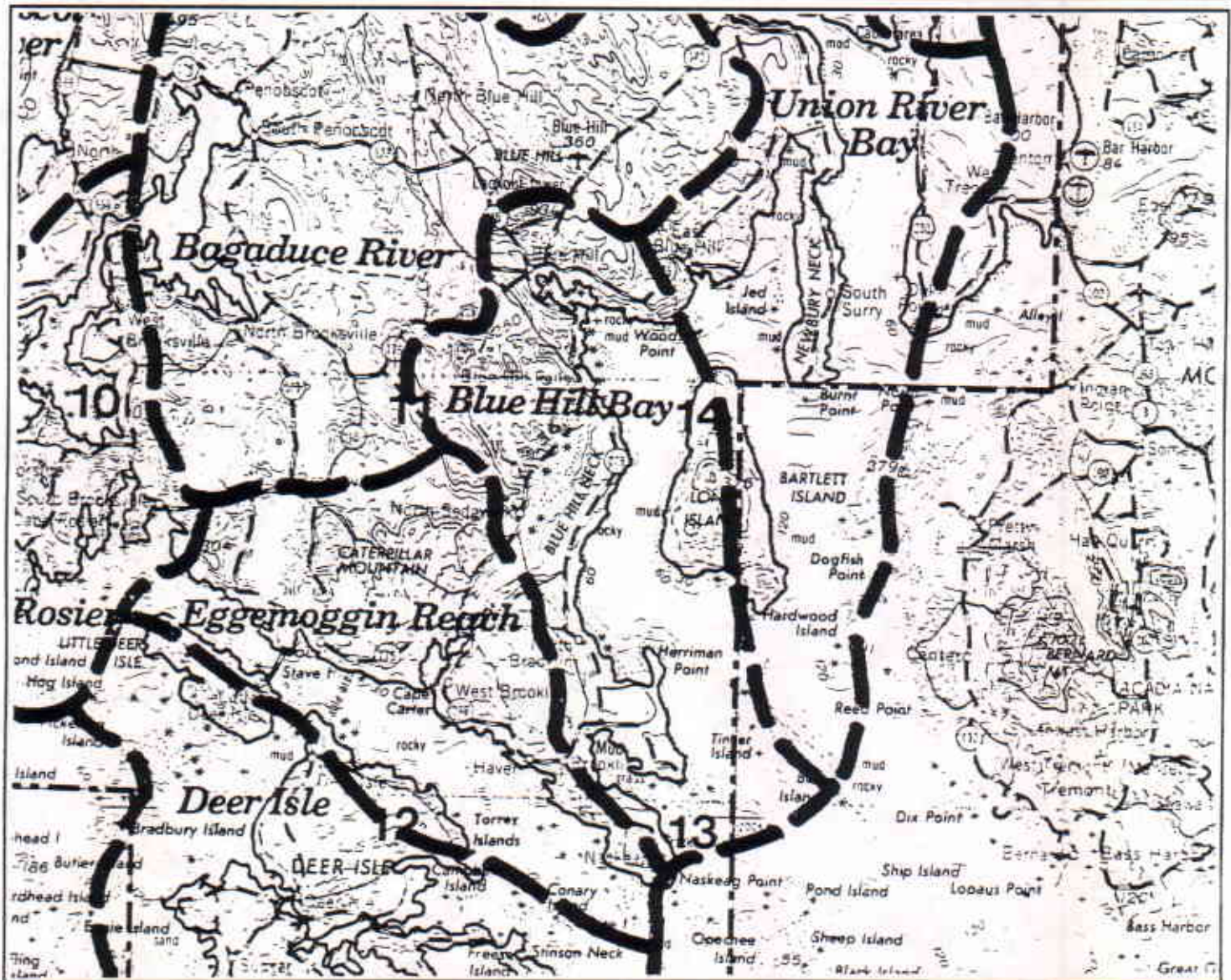
County **Hancock**  
Maine State Planning Office

### Sub-Region Description

**Blue Hill Bay** is protected subregion of Penobscot Bay, well known to sailors and others who appreciate the combination of rugged shoreline and neat village atmosphere. Most of the coast is moderately configured, with villages at the head of the deeper coves and smaller bays. The northern end of the region is capped by Blue Hill, offering a panorama that extends to Mount Desert Island to the east and most of Penobscot Bay. Several high ridges on the western edge also viewing opportunities across open blueberry barrens and rocky farmland.

### Scenic Areas

Sedgwick Ridge (012-14)  
North Sedgwick (013-14)  
Allen Point (014-14)  
Blue Hill Falls (002-15)  
Parker Point (003-15)  
Blue Hill Village (004-15)  
Blue Hill (005-15)



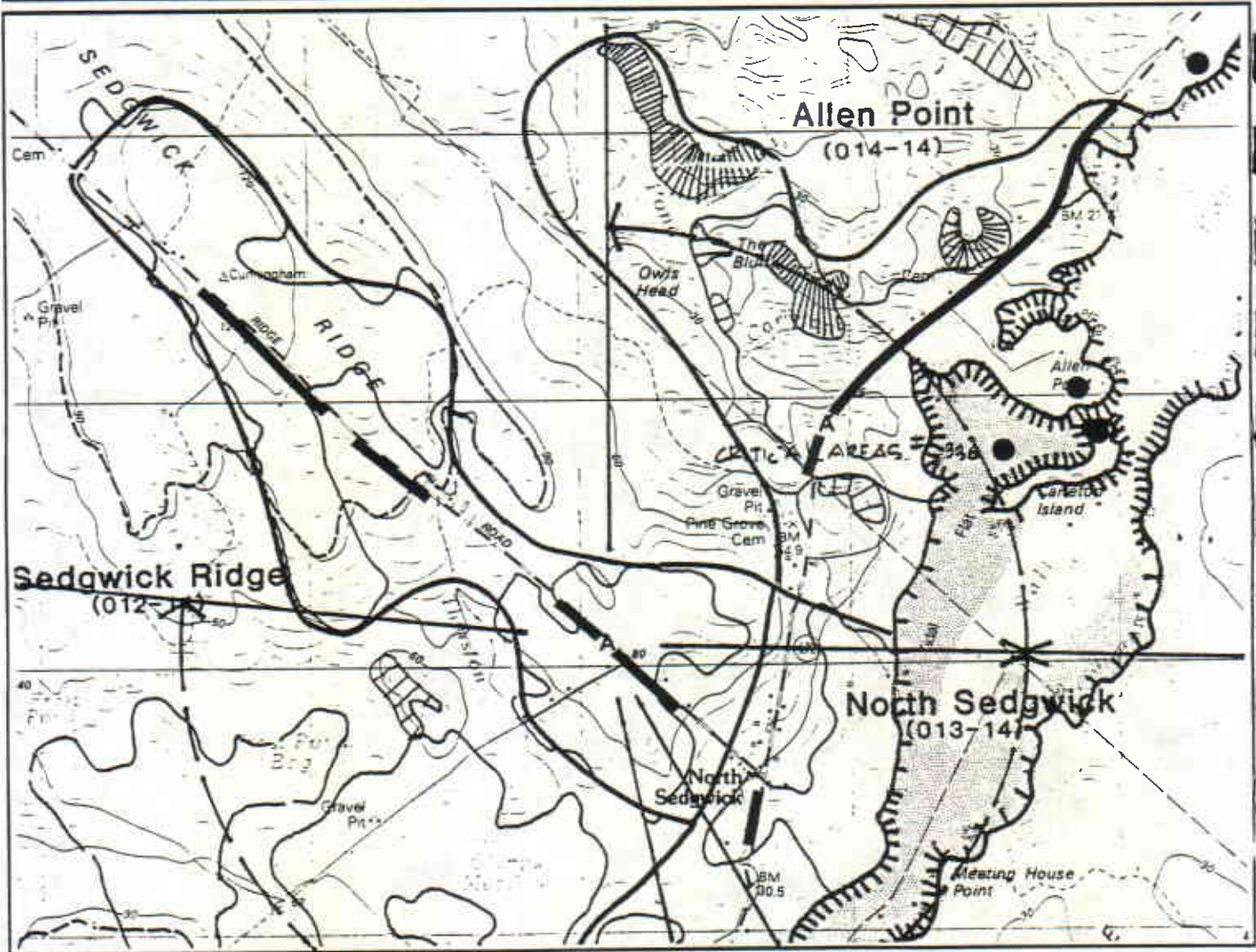
# Scenic Area Evaluation Form

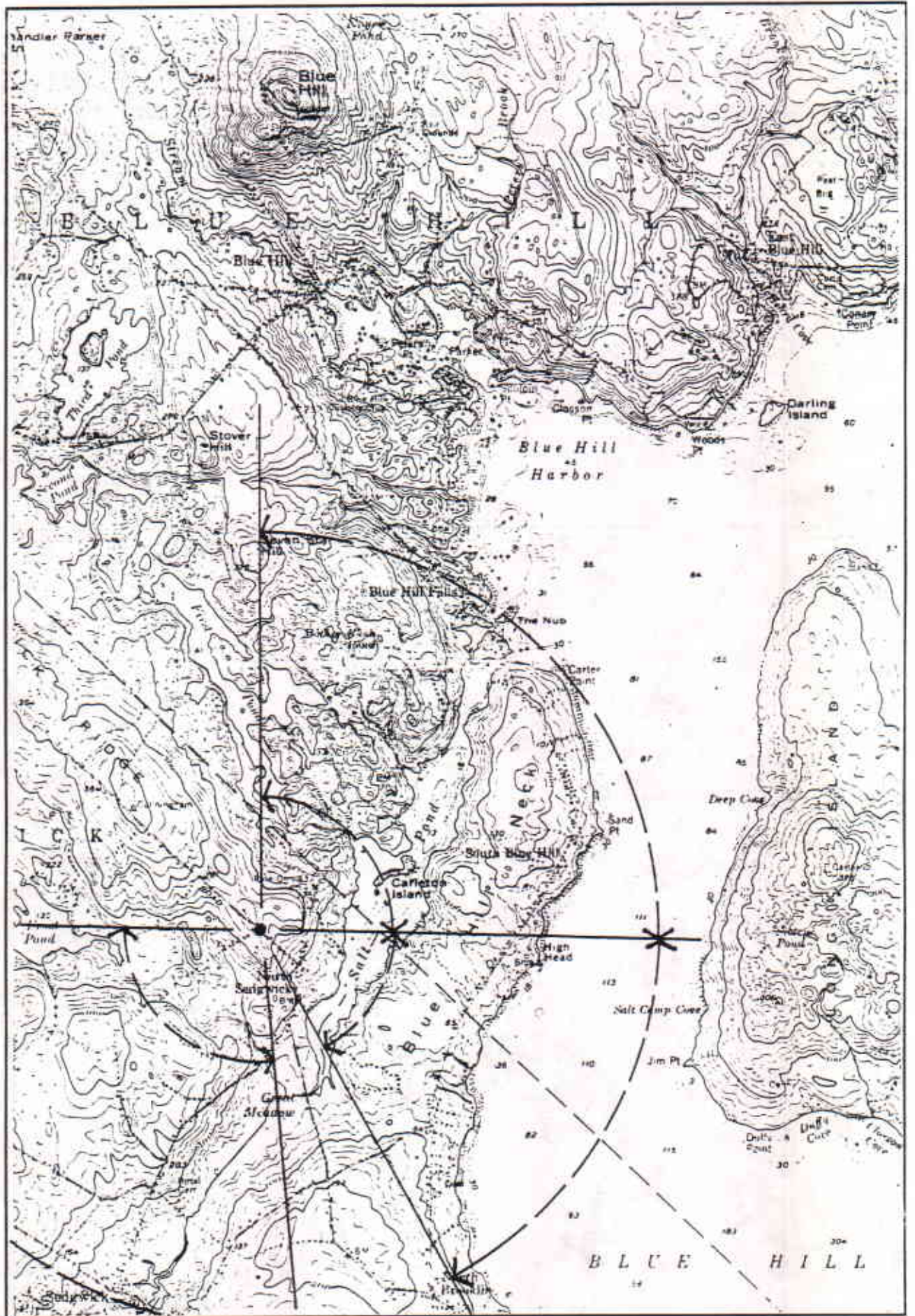
Scenic Area **Sedgwick Ridge** Code **012-14** Town(s) **Sedgwick** County **Hancock**  
 1989 Coastal Scenic Inventory Maine State Planning Office

SI	S	IP	Special Interest/Score/Indicators Present
	1	X	1.Landform Topography 1 Slope
	6	X	2.Open Land
	6	X	3.Shoreline Configuration
	3	X	4.Scenic Features
	24		5.Scenic Quality of Water
			Duration of View 9
			Type of Water 6
			Quality of Horizon 9
	46	5	Desktop Subtotal
	11		6.Landscape Character
			Land Use 7
			Roadside Characteristics 1
			Settlement Characteristics 3
	6		7.Vegetation
	9		8.Composition & Effect
	66		Total Score
			Special Interest

**Viewshed Description** Active blueberry barren at the top of a 450 foot ridge with 270 degree views to the Camden Hills, Mount Desert Island, and Isle au Haut. Open water of Blue Hill Bay forms a dramatic backdrop for the panorama from the southeastern end of Ridge Road.

**Viewshed Management Recommendations** A landscape highly vulnerable to development pressure. Open, flat land with panoramic views can offer a quick monetary return. Protection at a local level should include open space and clustering provisions in the subdivision and site plan ordinances, and recognition of the scenic value and sensitivity of the ridgeline in the Comprehensive Plan.





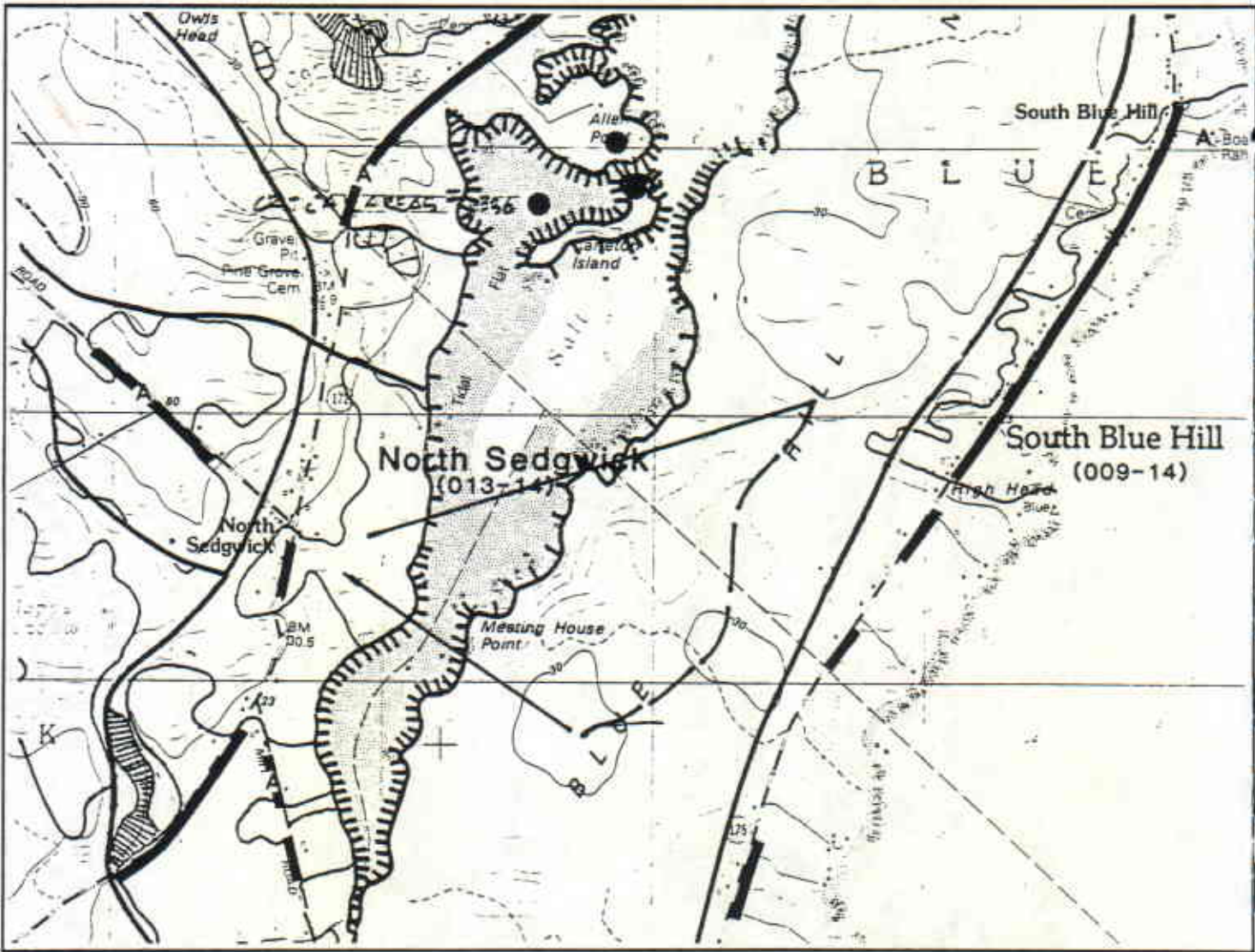
# Scenic Area Evaluation Form

Scenic Area North Sedgwick Code 013-14 Town(s) Sedgwick County Hancock  
 1989 Coastal Scenic Inventory Maine State Planning Office

SI	S	IP	Special Interest/Score/Indicators Present
			1.Landform Topography___Slope___
	3	X	2.Open Land
	6	X	3.Shoreline Configuration
			4.Scenic Features
	15		5.Scenic Quality of Water
			Duration of View 6
			Type of Water 6
			Quality of Horizon 3
	24	3	Desktop Subtotal
	14		6.Landscape Character
			Land Use 5
			Roadside Characteristics 3
			Settlement Characteristics 6
	6		7.Vegetation
	6		8.Composition & Effect
	50		Total Score
			Special Interest

**Viewshed Description** Small crossroads village center overlooking Salt Pond. Overgrown fields lead to the edge of the water. Views are framed by stately old deciduous trees. The immediate landscape is dominated by an historic church. Very well composed pastoral landscape with distinct edges and focal points.

**Viewshed Management Recommendations** Maintenance of open fields and low hills on the opposite shoreline of Salt Pond through conservation easements, open space/clustering provisions in local ordinances.



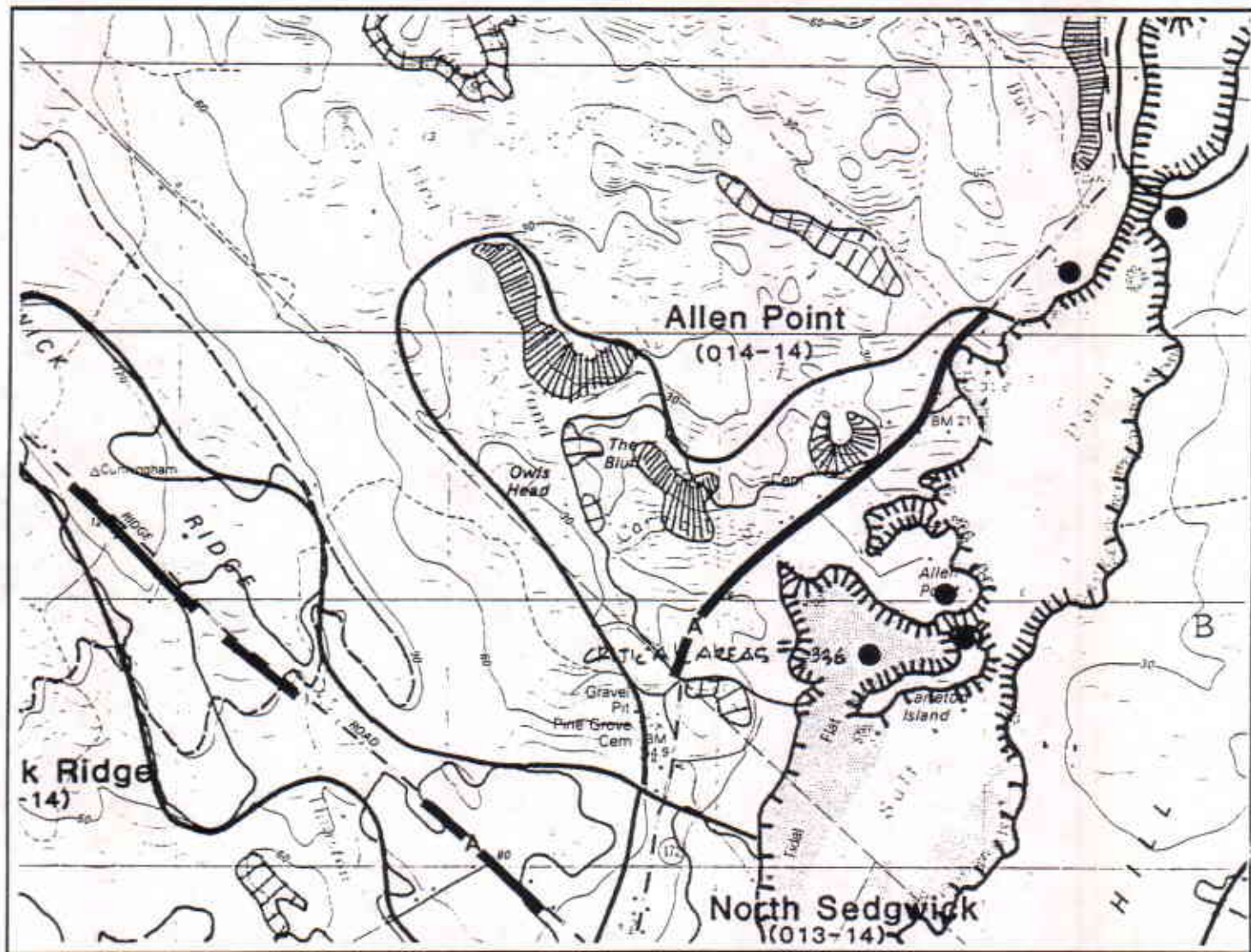
# Scenic Area Evaluation Form

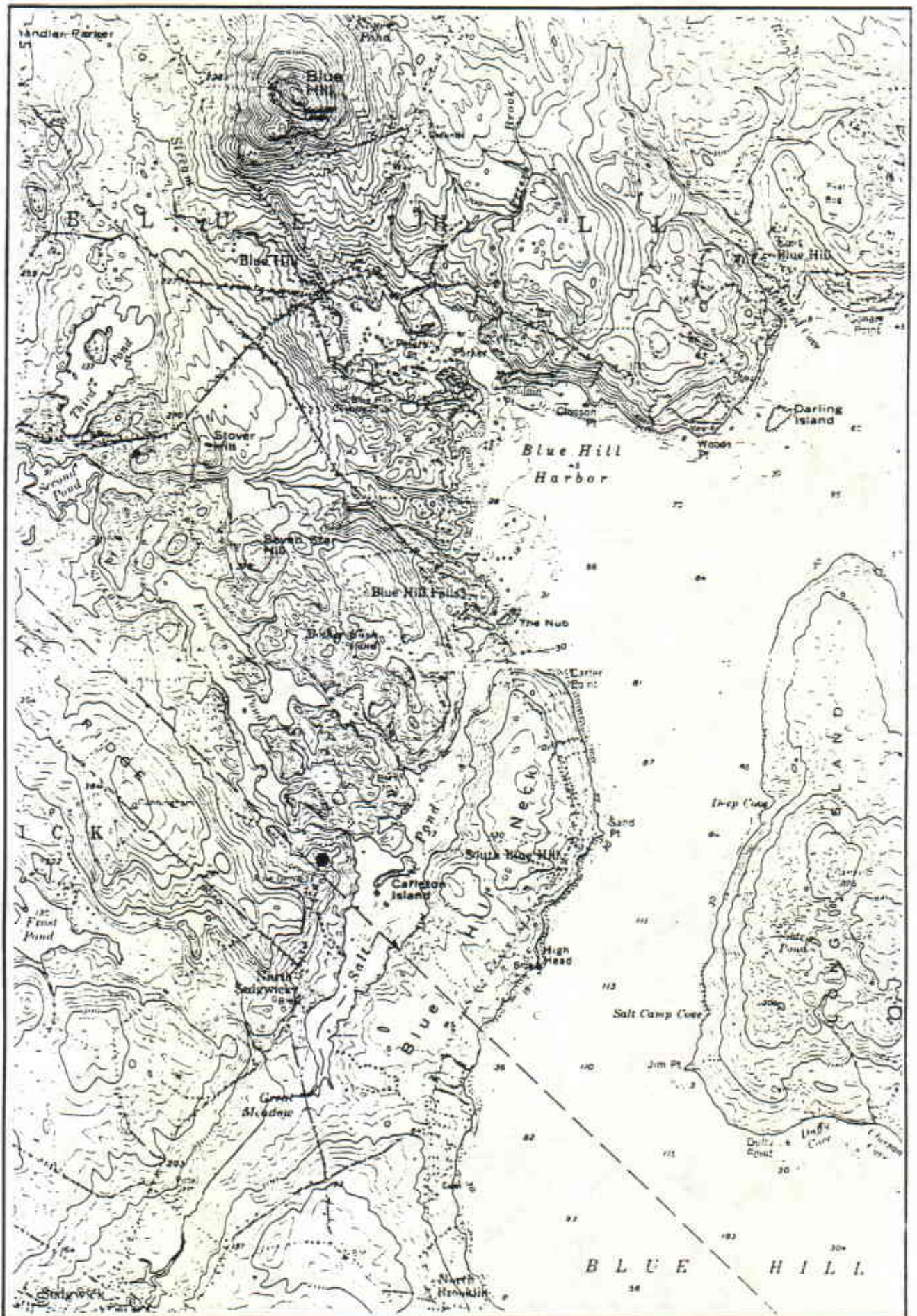
Scenic Area **Allen Point** Code **014-14** Town(s) **Blue Hill** County **Hancock**  
 1989 Coastal Scenic Inventory Maine State Planning Office

SI	S	IP	Special Interest/Score/Indicators Present
	3	X	1.Landform Topography___Slope 3
X	6	X	2.Open Land
	6	X	3.Shoreline Configuration
X	6	X	4.Scenic Features (Cliffs/Fresh Water Pond)
	21		5.Scenic Quality of Water
			Duration of View 9
			Type of Water 6
			Quality of Horizon 6
	42	5	Desktop Subtotal
	16		6.Landscape Character
			Land Use 7
			Roadside Characteristics 3
			Settlement Characteristics 6
X	6		7.Vegetation
X	6		8.Composition & Effect
	70		Total Score
4			Special Interest

**Viewshed Description** A highly diversified landscape featuring views of blueberry barrens, Salt Pond, boulder strewn fields, and well maintained indigenous architecture. The meandering highway presents the viewer with a continuously changing panorama, with the majority of the interest focused in the foreground and midground. Background views are to spruce covered hillsides and Mt. Desert Island. The area is generally well maintained.

**Viewshed Management Recommendations** Scenic pullouts opportunity exists at the top of the hill near the cemetery. Work with local land trust to protect open blueberry fields and the viewshed surrounding First and Salt Ponds.







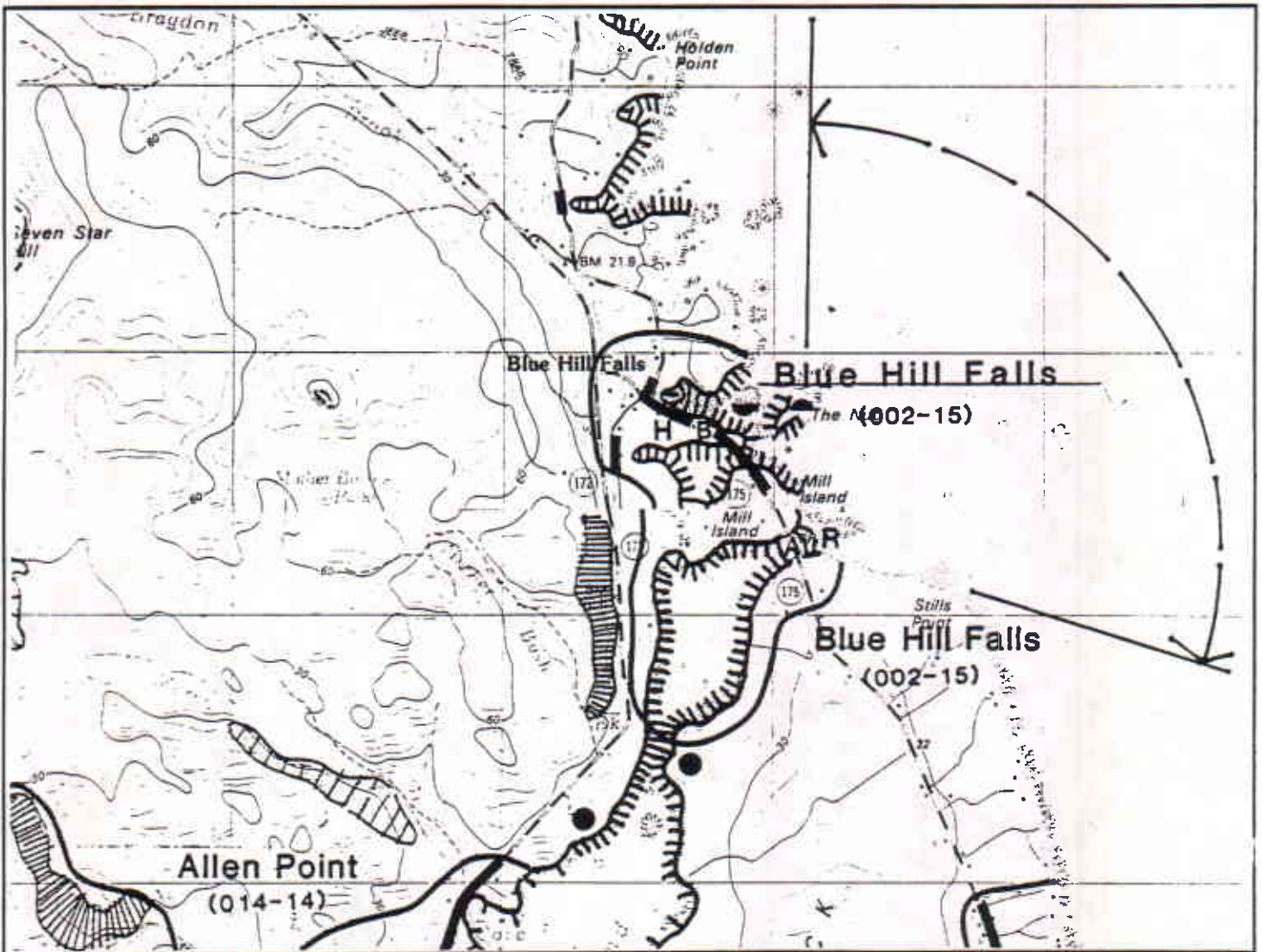
# Scenic Area Evaluation Form

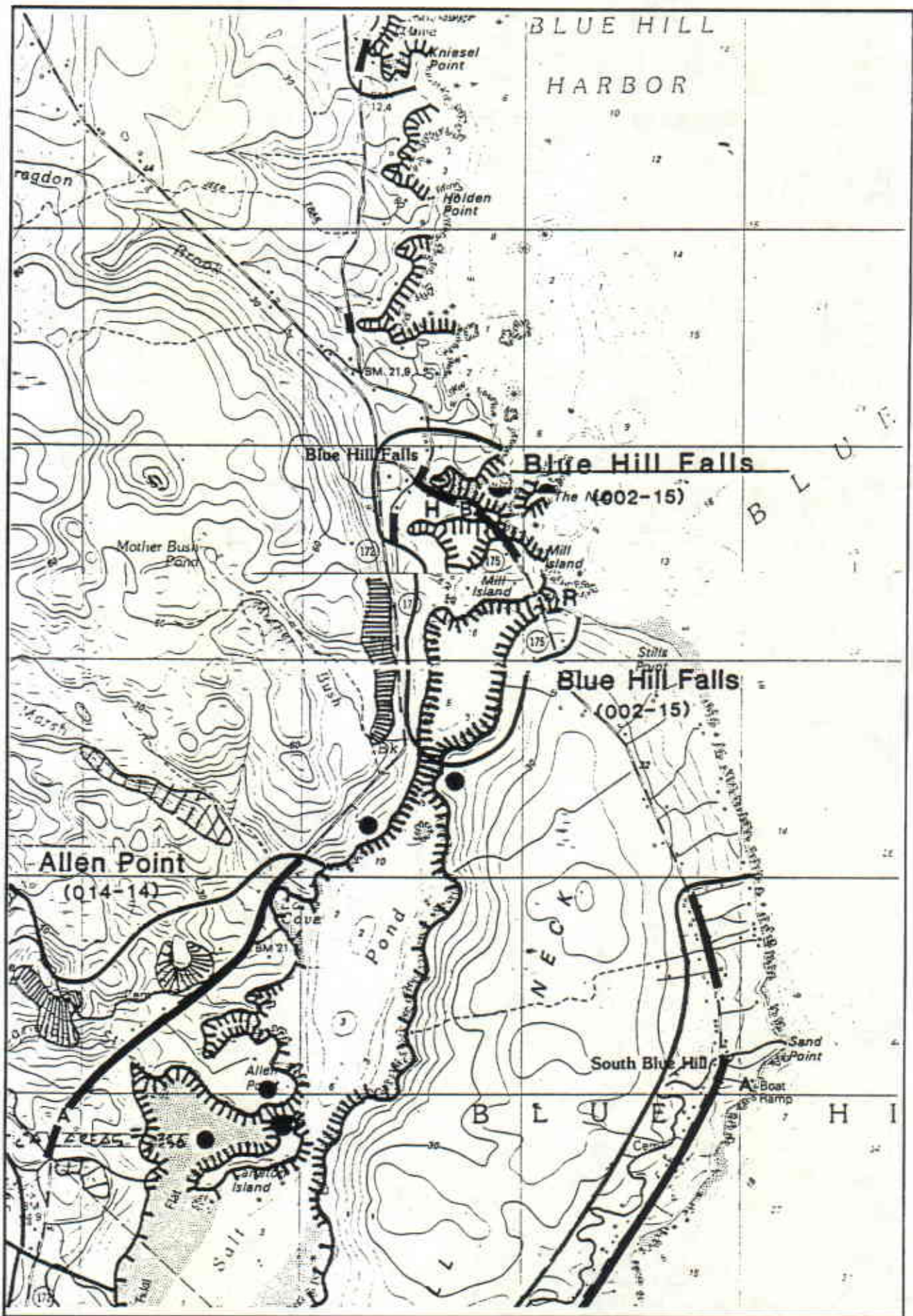
Scenic Area **Blue Hill Falls** Code **002-15** Town(s) **Blue Hill** County **Hancock**  
 1989 Coastal Scenic Inventory Maine State Planning Office

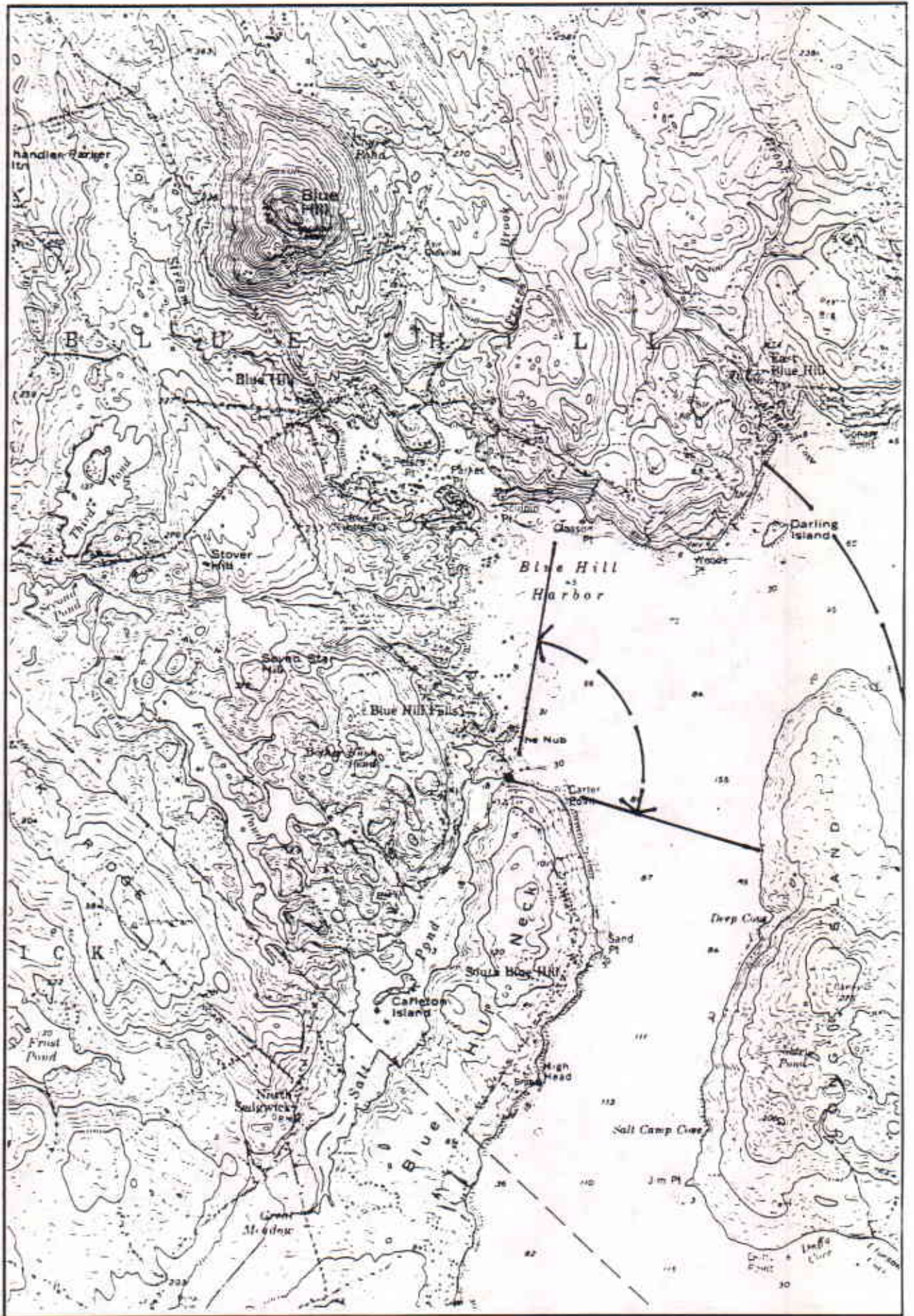
SI	S	IP	Special Interest/Score/Indicators Present
			1.Landform Topography _____ Slope _____
			2.Open Land
X	6	X	3.Shoreline Configuration
	9	X	4.Scenic Features
X	24		5.Scenic Quality of Water
			Duration of View 6
			Type of Water 12
			Quality of Horizon 6
	39	3	Desktop Subtotal
X	19		6.Landscape Character
			Land Use 7
			Roadside Characteristics 6
			Settlement Characteristics 6
	6		7.Vegetation
X	9		8.Composition & Effect
	73		<b>Total Score</b>
4			<b>Special Interest</b>

**Viewshed Description** Natural area which is situated on the narrows separating Blue Hill Bay from tidal Salt Pond. Area includes a well-designed bridge over a spectacular reversing falls, a small mooring area, a small island in the foreground, well-kept boathouse on harbor, and spruce forest edges. Foreground includes ledge, bridge, manicured lawn, small island, spruce forest, architecture and waters of Salt Pond and Blue Hill Bay. Midground includes the waters of Blue Hill Bay and spruce-covered hillsides. Background views are to Long Island, waters of Blue Hill Bay and Newbury Neck. Very well-composed, well-kept and cohesive area.

**Viewshed Management Recommendations** Define safe and adequate roadside pull-offs / Prune 2nd growth along road edges / Safety signage warning of pedestrian activity & slow moving traffic.







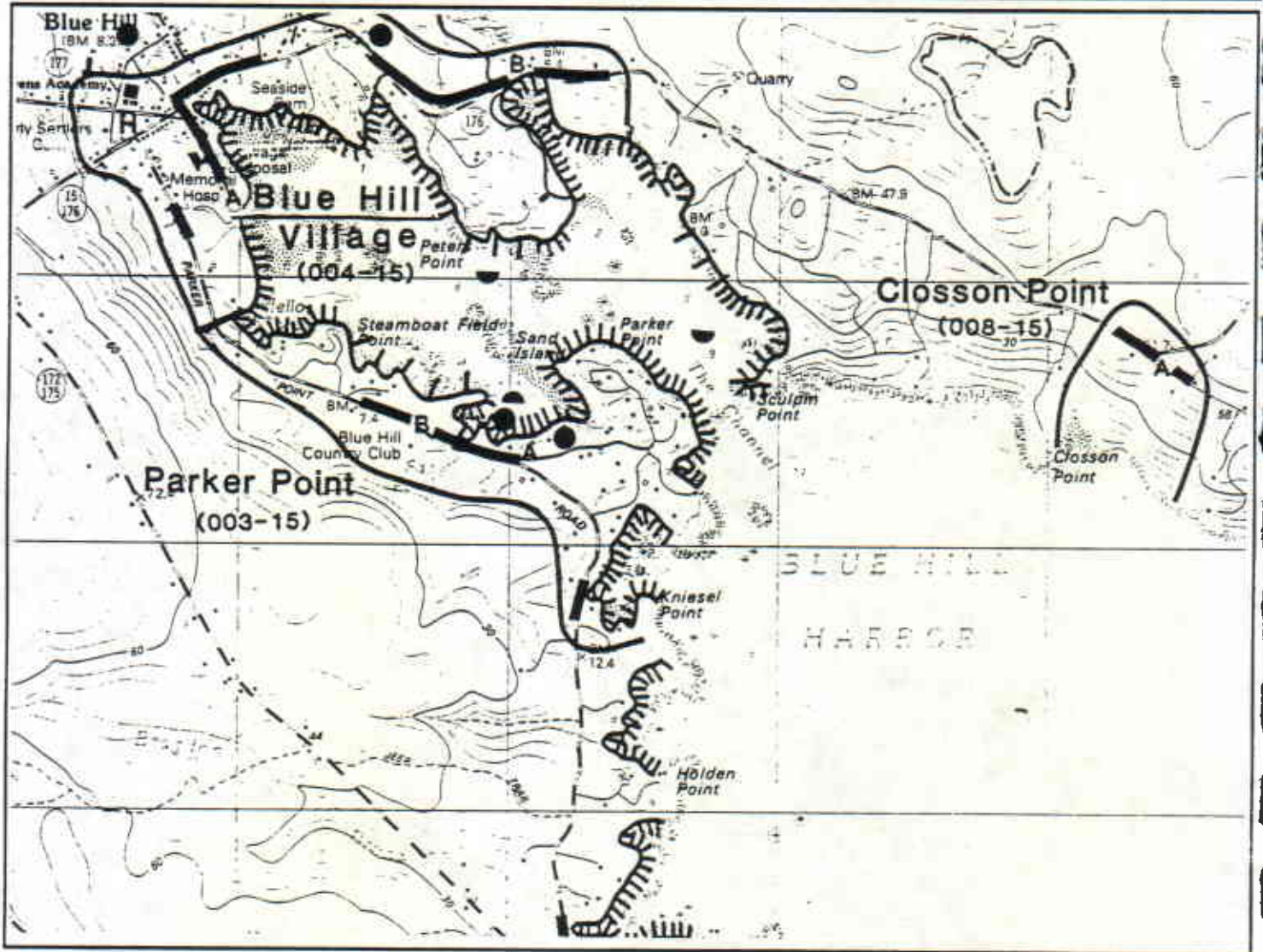
# Scenic Area Evaluation Form

Scenic Area **Parker Point** Code **003-15** Town(s) **Blue Hill** County **Hancock**  
 1989 Coastal Scenic Inventory Maine State Planning Office

SI	S	IP	Special Interest/Score/Indicators Present
			1.Landform Topography ___ Slope ___
X	6	X	2.Open Land
	9	X	3.Shoreline Configuration
	27		4.Scenic Features
			5.Scenic Quality of Water
			Duration of View 6
			Type of Water 12
			Quality of Horizon 9
	39	3	<b>Desktop Subtotal</b>
	16		6.Landscape Character
			Land Use 7
			Roadside Characteristics 3
			Settlement Characteristics 6
	9		7.Vegetation
X	9		8.Composition & Effect
	75		<b>Total Score</b>
2			<b>Special Interest</b>

**Viewshed Description** Highly diverse landscape featuring foreground views across the Blue Hill Golf Course to an island studded harbor. Blue Hill rises at the edge of the midground to the north. Picturesque old trees frame the view in all directions.

**Viewshed Management Recommendations** Continued high level of maintenance of the golf course and the mature trees that frame the view to the water. Town ordinances to deal with the visual impacts of developments within the viewshed of this highly vulnerable landscape.



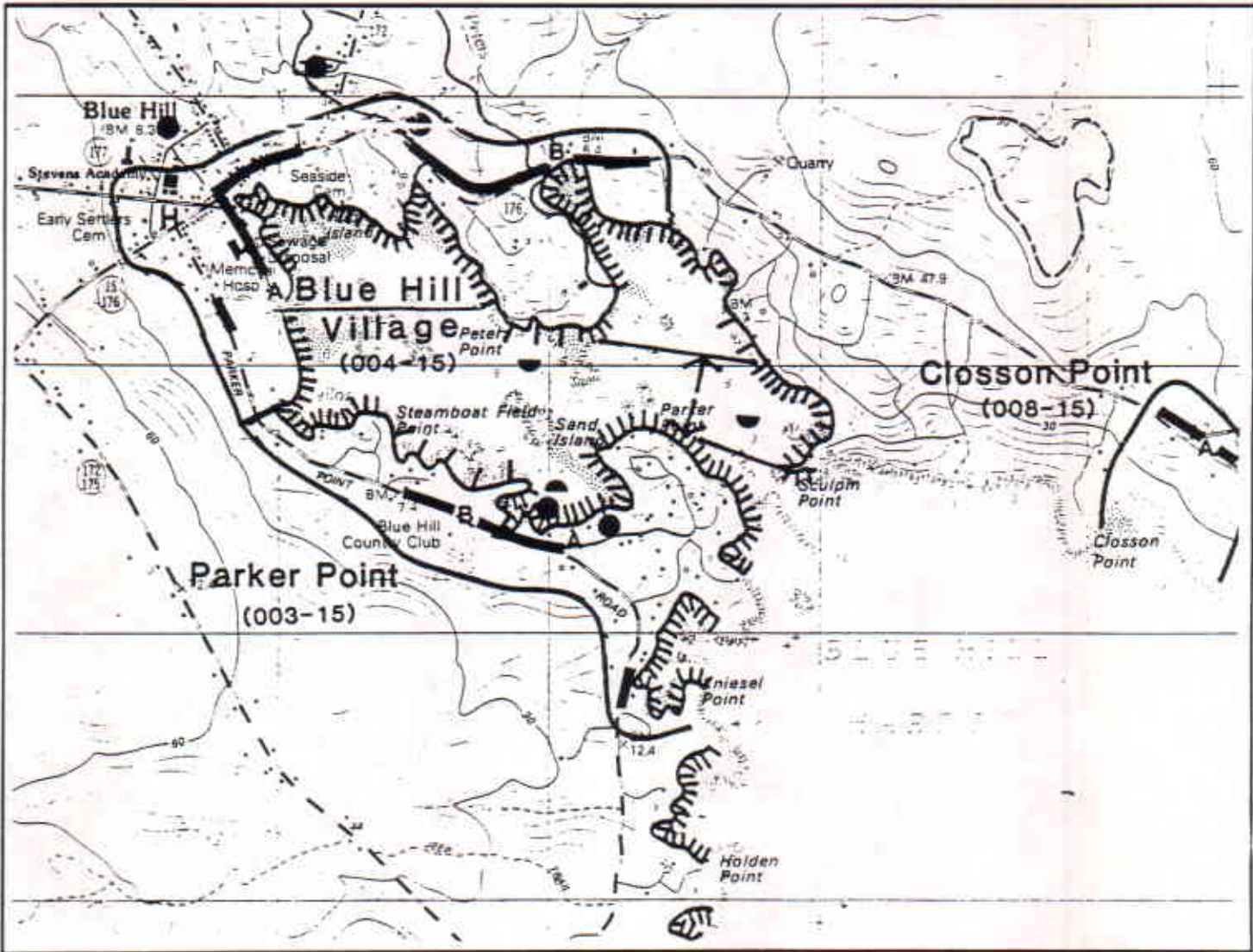
# Scenic Area Evaluation Form

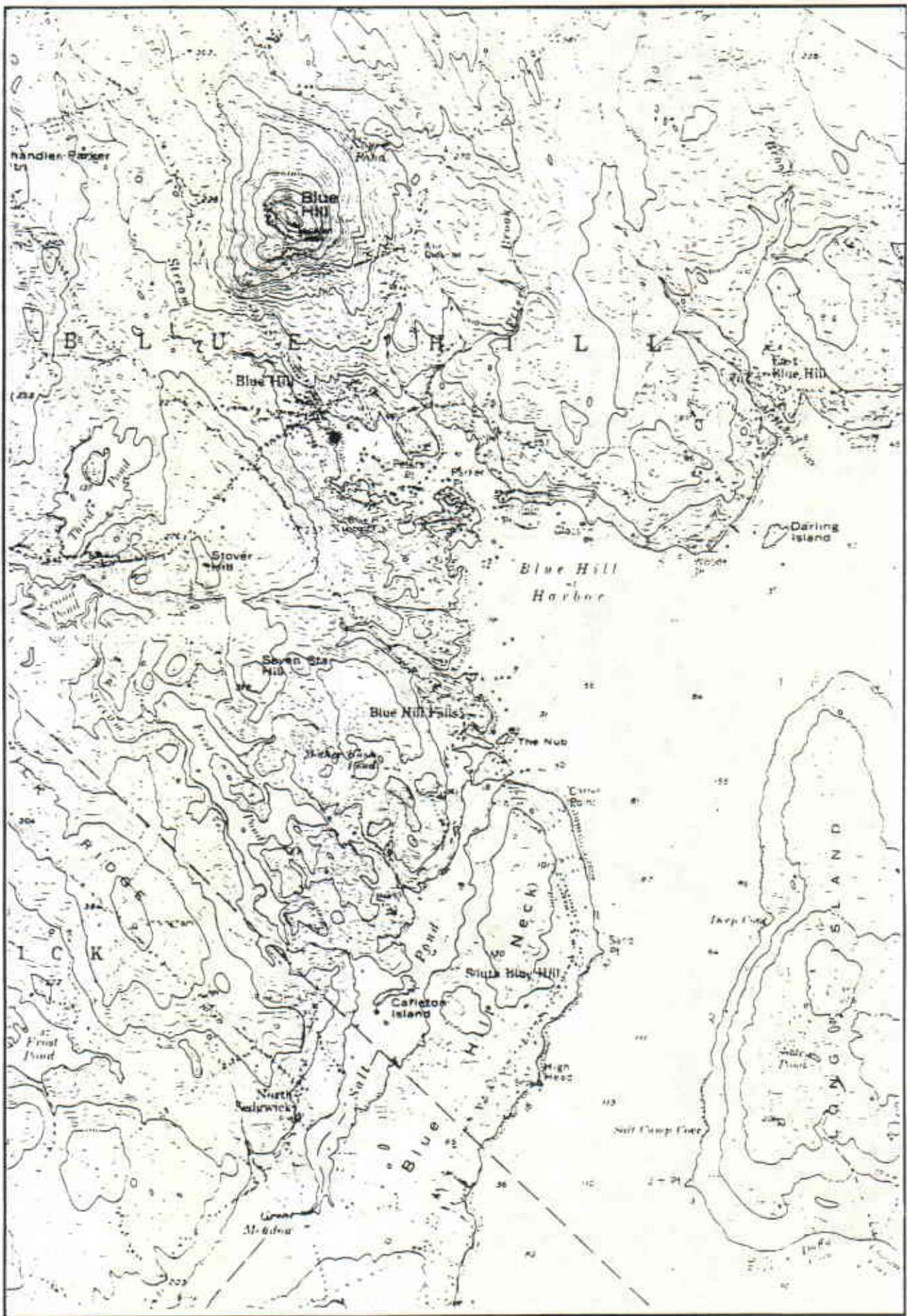
Scenic Area **Blue Hill Village** Code **004-15** Town(s) **Blue Hill** County **Hancock**  
 1989 Coastal Scenic Inventory Maine State Planning Office

SI	IS	IP	Special Interest/Score/Indicators Present
			1.Landform Topography____Slope____
			2.Open Land
X	6	X	3.Shoreline Configuration
	6	X	4.Scenic Features (Mooring Area)
	27		5.Scenic Quality of Water
			Duration of View 9
			Type of Water 12
			Quality of Horizon 6
	39	3	<b>Desktop Subtotal</b>
X	19		6.Landscape Character
			Land Use 7
			Roadside Characteristics 3
			Settlement Characteristics 9
	9		7.Vegetation
	9		8.Composition & Effect
	77		<b>Total Score</b>
2			<b>Special Interest</b>

**Viewshed Description** Blue Hill is one of Maine's most outstanding waterfront villages, characterized by a strong sense of architectural integrity throughout its commercial, civic, and residential structures. The focus of the town is its sheltered harbor, enclosed by park-like landscapes, majestic old trees, and stately homes. The harbor area includes significant wood-framed buildings on Main St., a public waterfront park and cemetery, and an active harbor. Midground elements include Blue Hill Harbor, spruce shoreline, and the mooring area. Background views are to spruce shoreline and spruce hilltops. The general condition of the area is very good with outstanding architectural and landscape cohesiveness.

**Viewshed Management Recommendations** Provide additional public access at the village area. Develop site plan review standards.





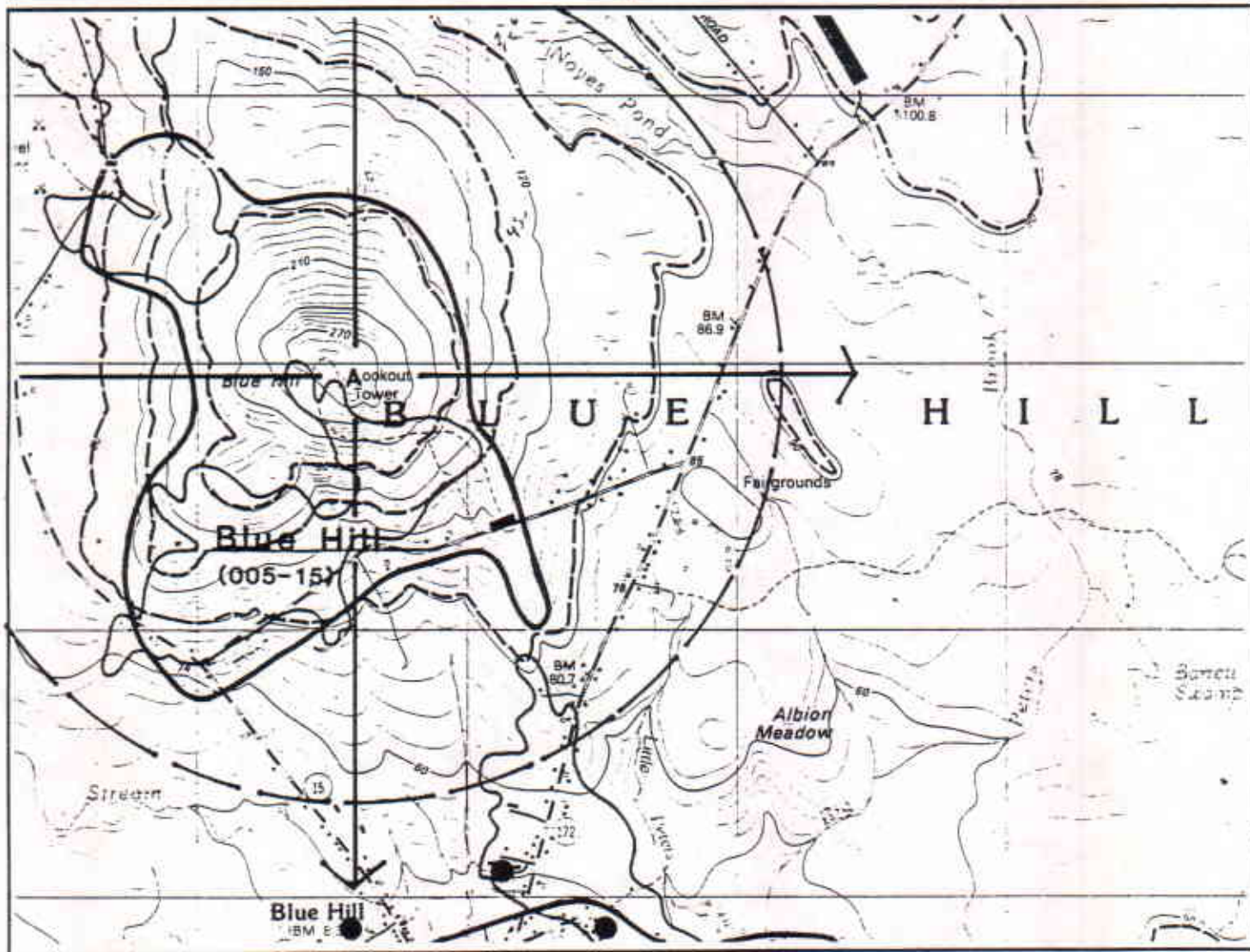
# Scenic Area Evaluation Form

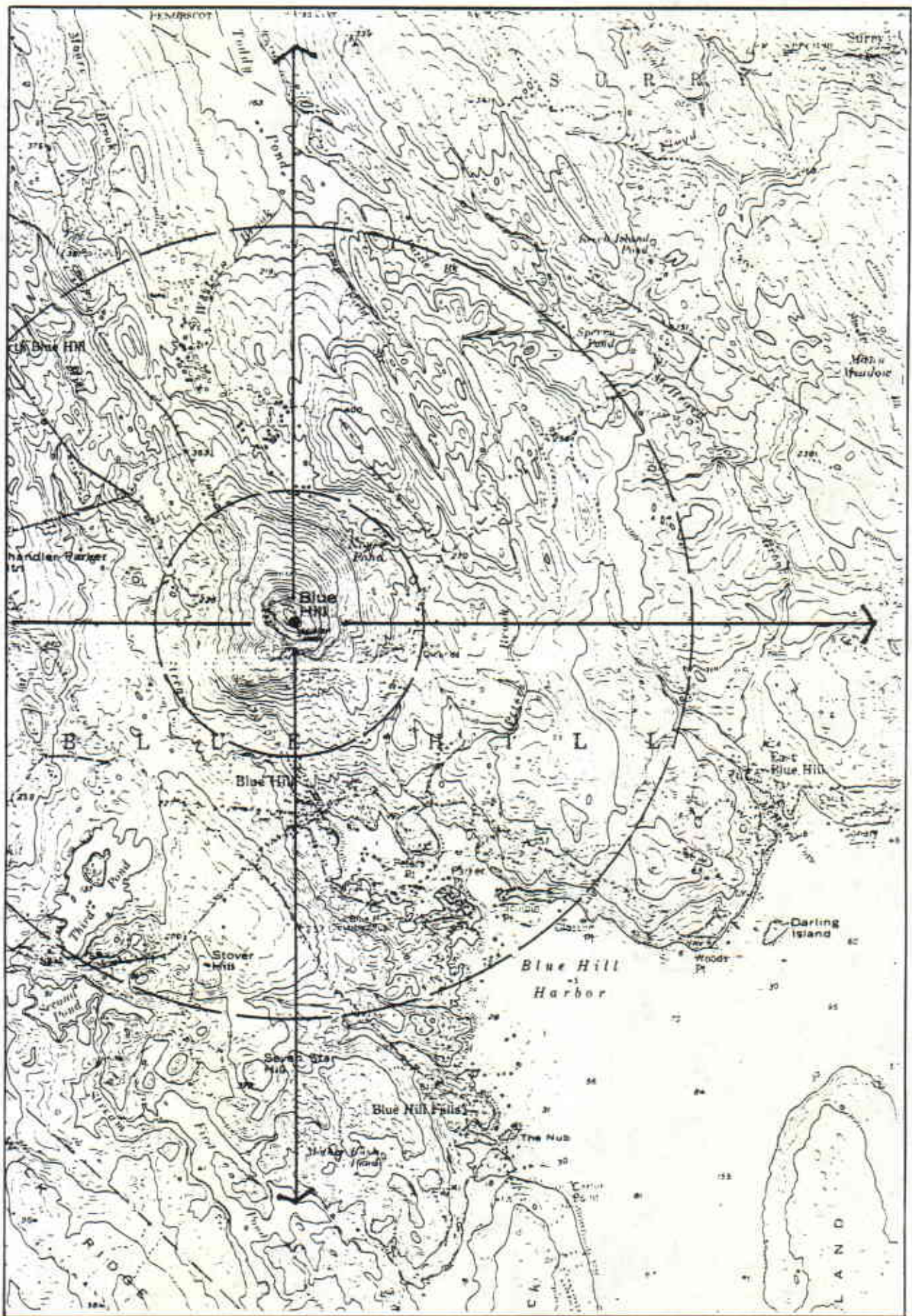
Scenic Area **Blue Hill** Code **005-15** Town(s) **Blue Hill** County **Hancock**  
 1989 Coastal Scenic Inventory Maine State Planning Office

SI	S	IP	Special Interest/Score/Indicators Present
X	8	X	1.Landform Topography 6 Slope 2
X	6	X	2.Open Land
	6	X	3.Shoreline Configuration
			4.Scenic Features
X	30		5.Scenic Quality of Water
			Duration of View 9
			Type of Water 12
			Quality of Horizon 9
	50	4	Desktop Subtotal
	14		6.Landscape Character
			Land Use 7
			Roadside Characteristics 1
			Settlement Characteristics 6
	9		7.Vegetation
X	9		8.Composition & Effect
	82		Total Score
4			Special Interest

**Viewshed Description** Prominent hilltop area rising to over 885 feet (270 meters) above sea level. Blueberry fields, exposed ledge, meadow and spruce forest make up the hillside environment. A fire tower provides 360 degree views above the treeline. A town highway, unimproved parking area and well used walking path provide access to the area. Foreground features include meadow, blueberry field, exposed ledge and spruce forest. Midground elements include the same, as well as the waters of Blue Hill Bay. Background is made up of open water, distant wooded hilltops and islands, and the mountains of Mt. Desert Island. Pristine natural area is just beginning to see intrusions from development.

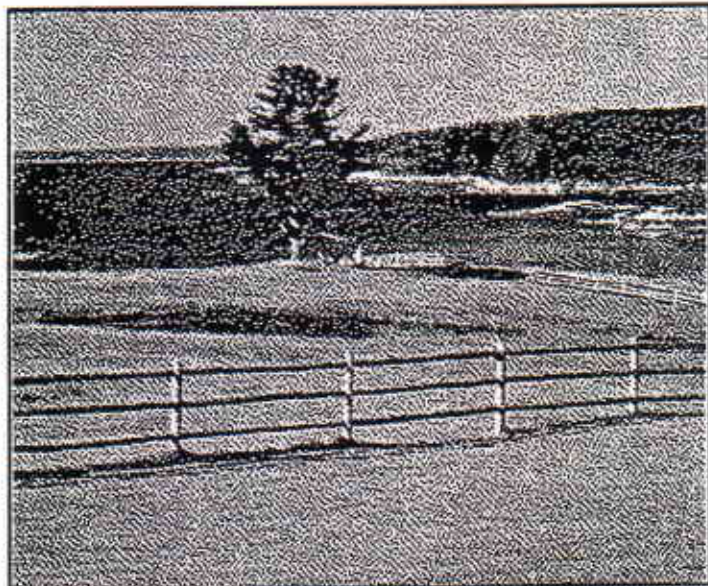
**Viewshed Management Recommendations** Define parking area / Public access and maintenance of hiking trail



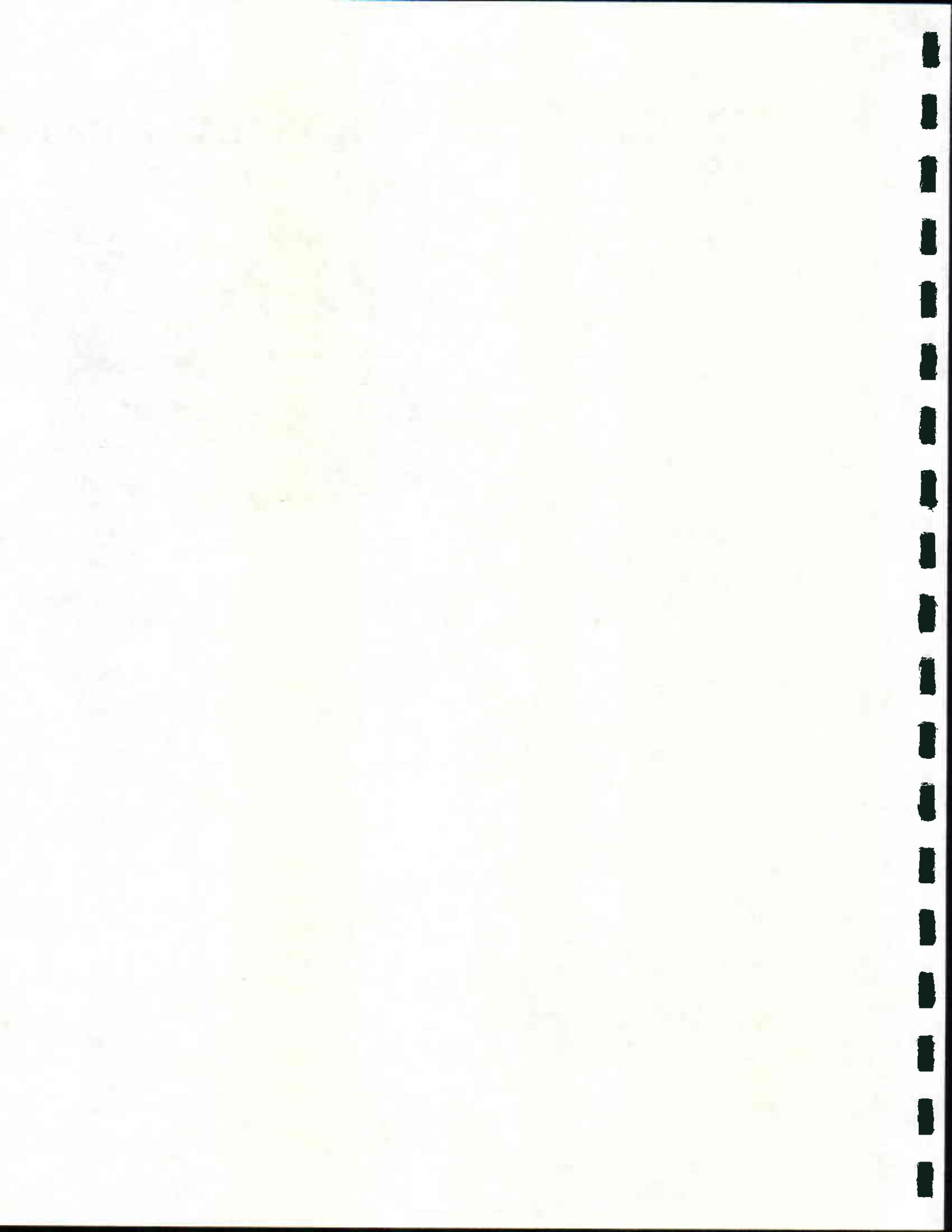




# UNION RIVER BAY



East Blue Hill  
Morgan Bay  
Newbury Neck  
Surry  
Contention Cove



# Sub-Region Evaluation Form

Sub-Region Union River Bay  
1989 Coastal Scenic Inventory

Towns Surry, Trenton

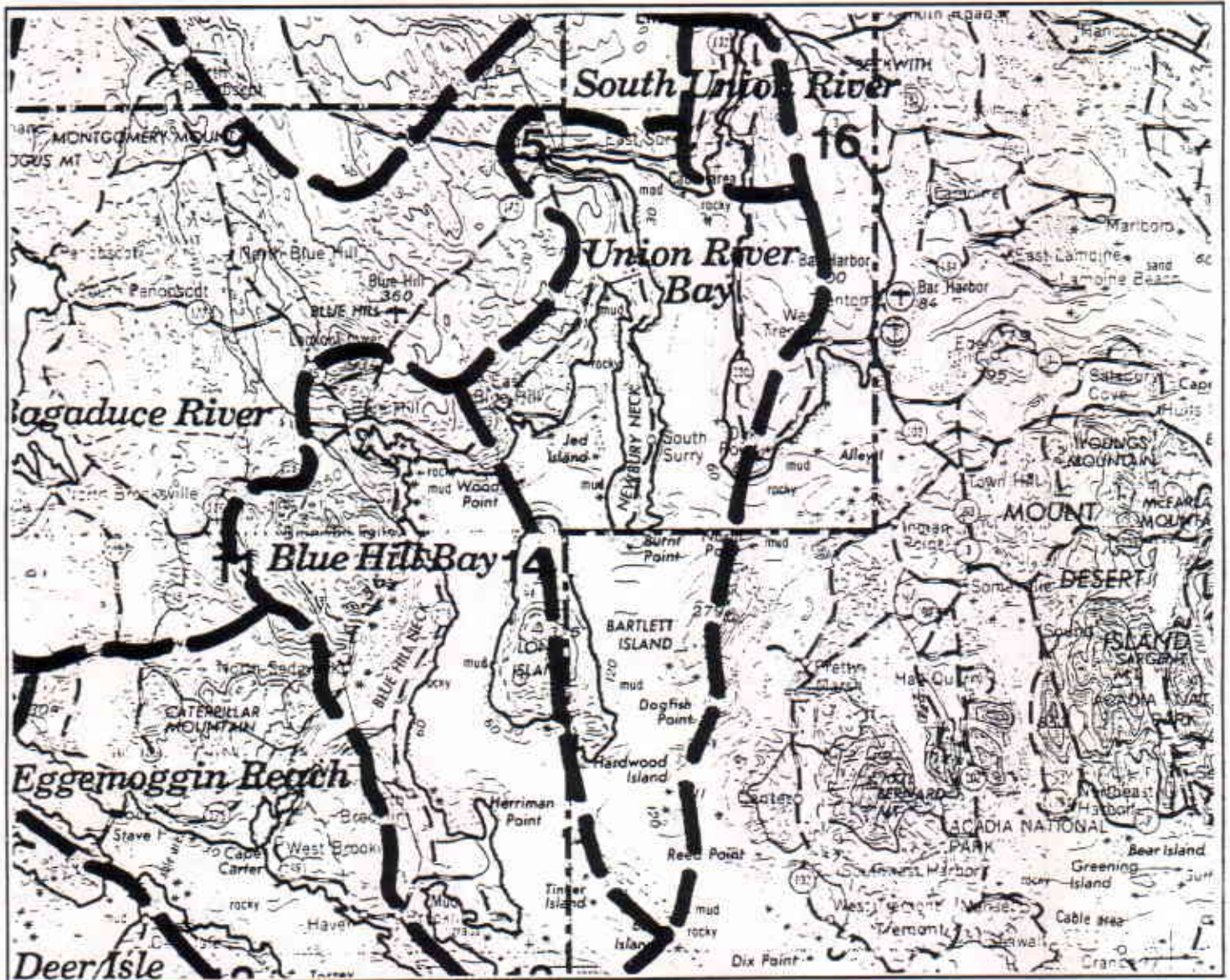
County Hancock  
Maine State Planning Office

## Sub-Region Description

Union River Bay, one of the most sparsely populated regions of Penobscot Bay, is made up of several long coves, low wooded hillsides, and a few villages that are generally not oriented to the water. The subregion is divided by the spine of Newbury Neck, one of the longest peninsulas in the Bay.

## Scenic Areas

- East Blue Hill (006-15)
- Morgan Bay (001-16)
- Newbury Neck (002-16)
- Surry (004-16)
- Contention Cove (005-16)



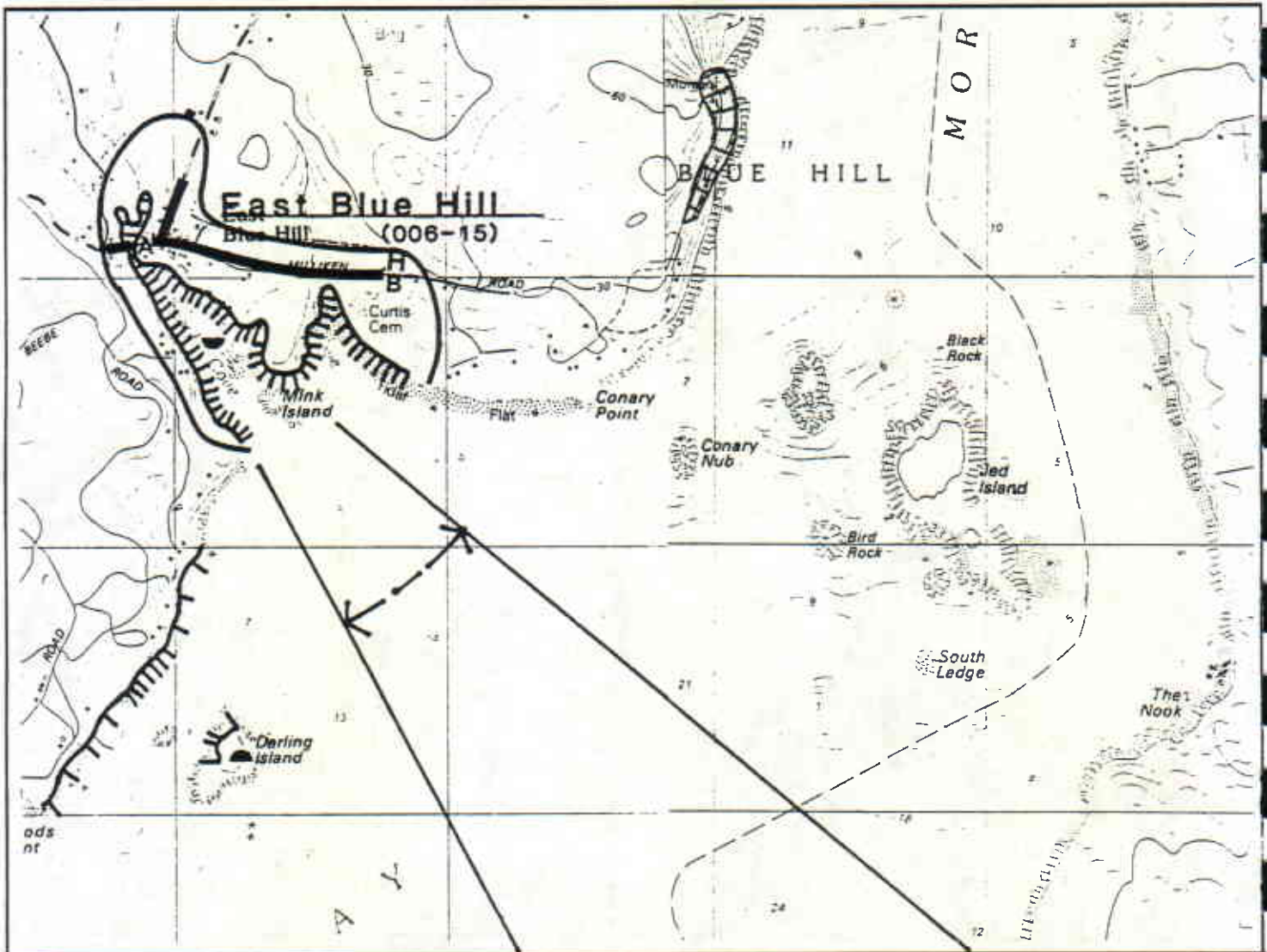
# Scenic Area Evaluation Form

Scenic Area East Blue Hill Code 006-15 Town(s) Blue Hill County Hancock  
 1989 Coastal Scenic Inventory Maine State Planning Office

SI	S	IP	Special Interest/Score/Indicators Present
			1.Landform Topography___Slope___
			2.Open Land
	6	X	3.Shoreline Configuration
	9	X	4.Scenic Features (Mooring area/Islands)
X	27		5.Scenic Quality of Water
			Duration of View 6
			Type of Water 12
			Quality of Horizon 9
	42	3	Desktop Subtotal
	16		6.Landscape Character
			Land Use 7
			Roadside Characteristics 3
			Settlement Characteristics 6
	6		7.Vegetation
	9		8.Composition & Effect
	73		Total Score
			Special Interest

**Viewshed Description** Small 19th century residential settlement with limited commercial development, waterfront park, open pasture, and bridge over tidal creek. Town roads provide filtered views between structures and vegetation, a narrow view from the bridge, and open views across pasture. Foreground elements include vernacular architecture, pasture, bridge, ledge creek edges, spruce forest edge, and the waters of McHeard Cove and Blue Hill Bay. Mid-ground includes the waters of Blue Hill Bay and opposite shoreline with background views to Long Island, Blue Hill Bay, and open waters with islands on the horizon. General landscape condition ranges from good to very good with well composed water views.

**Viewshed Management Recommendations** Traffic pull-out area near bridge / Define road edges.





# Scenic Area Evaluation Form

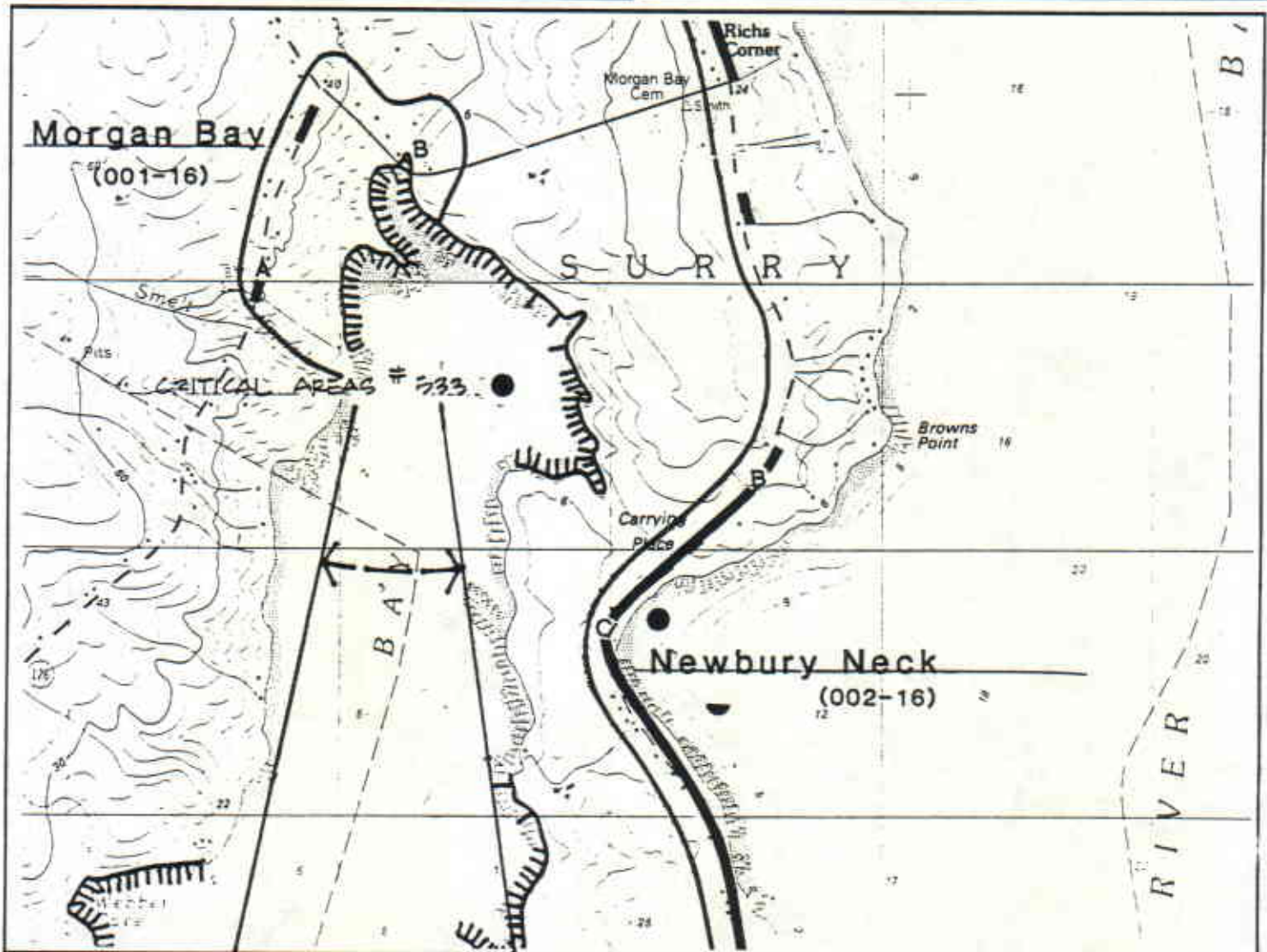
Scenic Area **Morgan Bay** Code **001-16** Town(s) **Surry** County **Hancock**  
 1989 Coastal Scenic Inventory

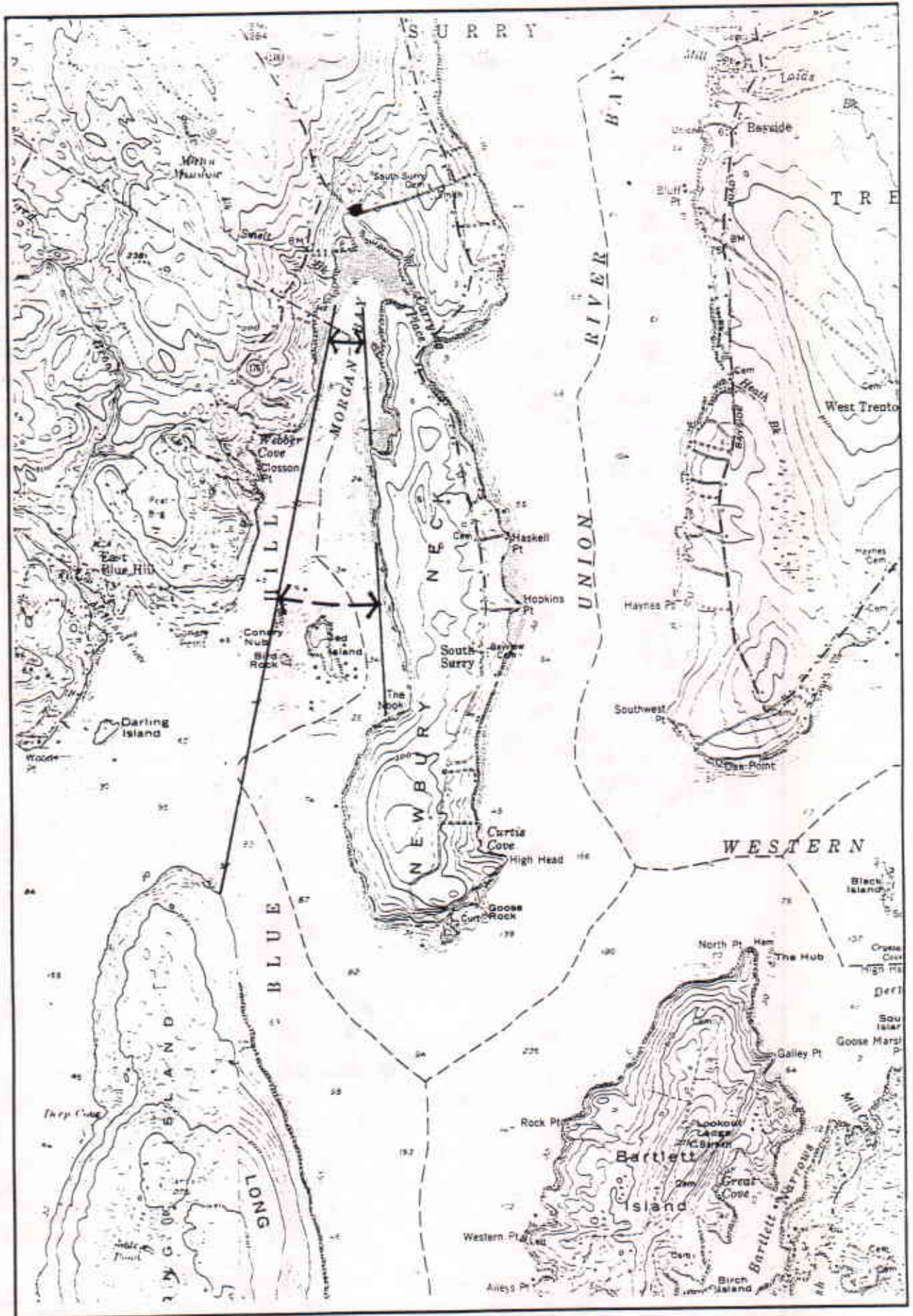
Maine State Planning Office

ST	S	IP	Special Interest/Score/Indicators Present
			1.Landform Topography____Slope____
			2.Open Land
	6	X	3.Shoreline Configuration
	9	X	4.Scenic Features
	27		5.Scenic Quality of Water
			Duration of View 6
			Type of Water 12
			Quality of Horizon 9
	42	3	Desktop Subtotal
	13		6.Landscape Character
			Land Use 5
			Roadside Characteristics 3
			Settlement Characteristics 6
	9		7.Vegetation
	6		8.Composition & Effect
	70		Total Score
			Special Interest

**Viewshed Description** Pristine natural area with a mixture of recent and historic architecture. Local road provide open and filtered views from water level and viewer dominant positions. Foreground elements include a salt marsh and the upper end of Morgan Bay, wooded hillsides on either side of the peninsula, open fields, and scattered structures. The view terminates with distant views of the hills of Mt. Desert Island. The general condition of the landscape is good to very good.

**Viewshed Management Recommendations** Conservation easements to protect open space, wooded edges to the waterfront, and the ridgelines visible from the public highway.





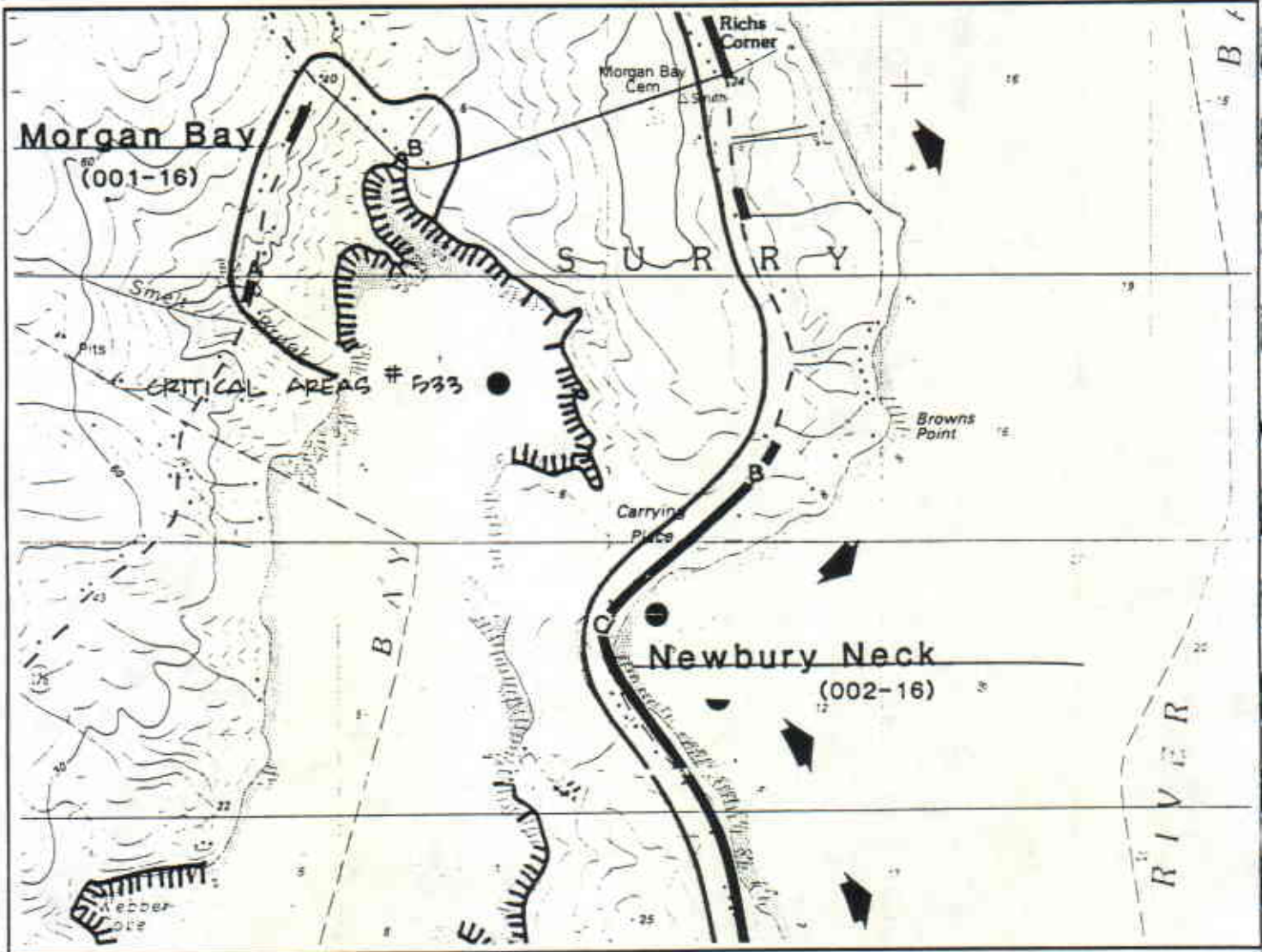
# Scenic Area Evaluation Form

Scenic Area **Newbury Neck** Code **002-16** Town(s) **Surry** County **Hancock**  
 1989 Coastal Scenic Inventory Maine State Planning Office

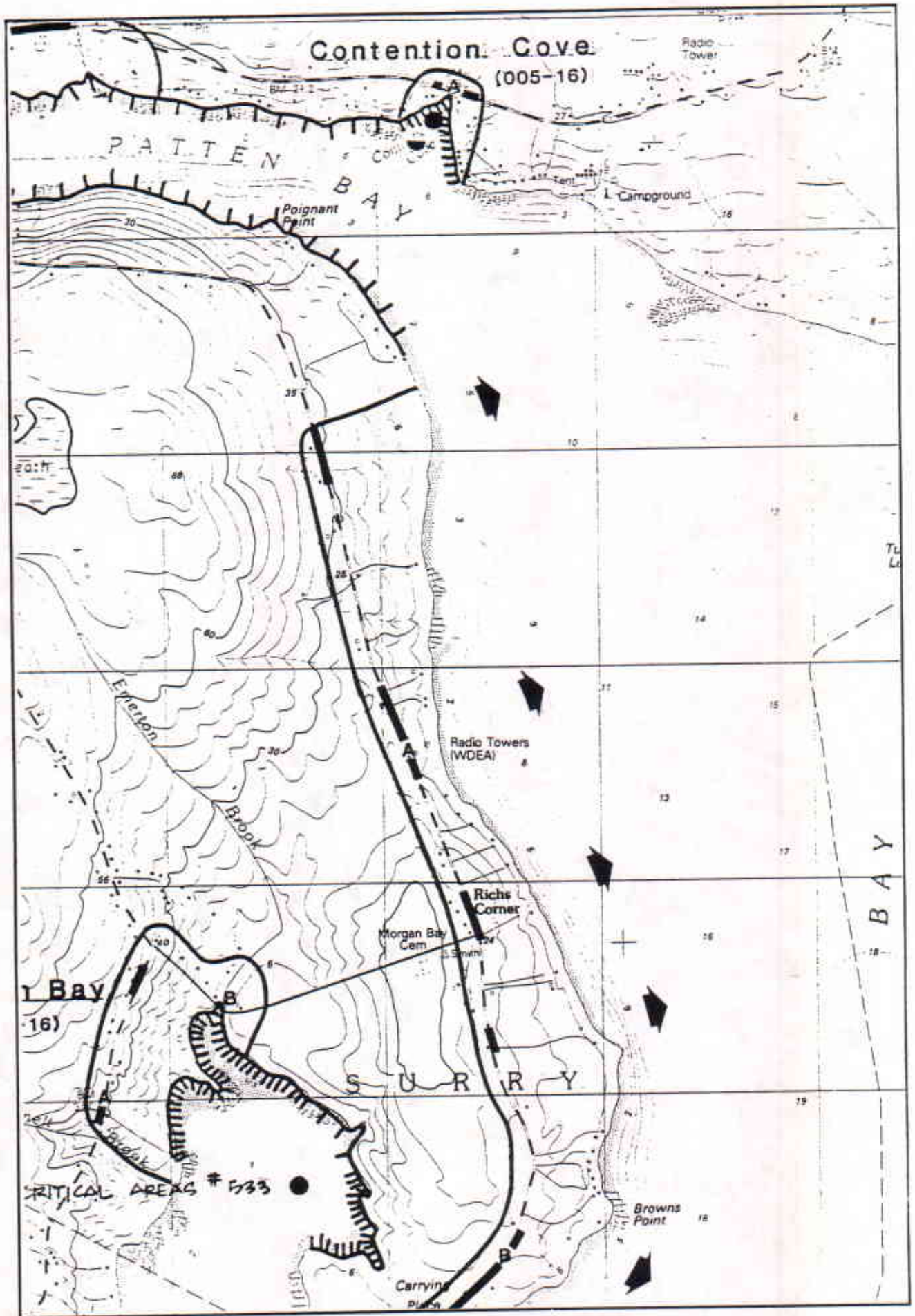
ST	S	IP	Special Interest/Score/Indicators Present
			1.Landform Topography____Slope____
	6	X	2.Open Land
			3.Shoreline Configuration
	9	X	4.Scenic Features
	27		5.Scenic Quality of Water
			Duration of View 9
			Type of Water 9
			Quality of Horizon 9
	42	3	<b>Desktop Subtotal</b>
	17		6.Landscape Character
			Land Use 5
			Roadside Characteristics 6
			Settlement Characteristics 6
	9		7.Vegetation
X	9		8.Composition & Effect
	77		<b>Total Score</b>
1			<b>Special Interest</b>

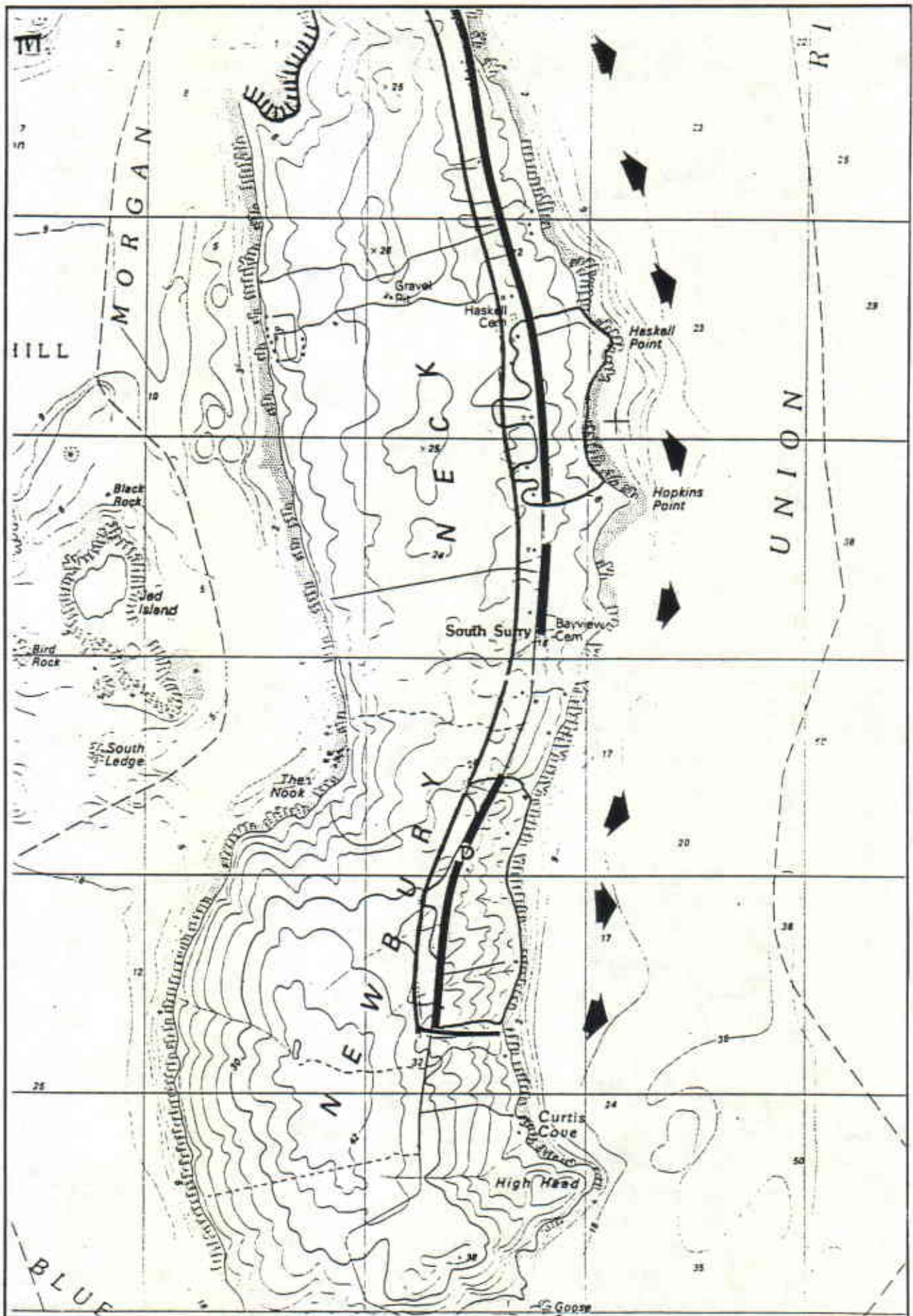
**Viewshed Description** Six miles of very scenic coastal highway with intermittent views to Union Bay on the east over open fields and beaches. Scattered farmhouses are oriented to the fields and the water. A very well maintained landscape with a high level of internal cohesion. Two miles to the east the mid-ground is dominated by low wooded hills in Trenton.

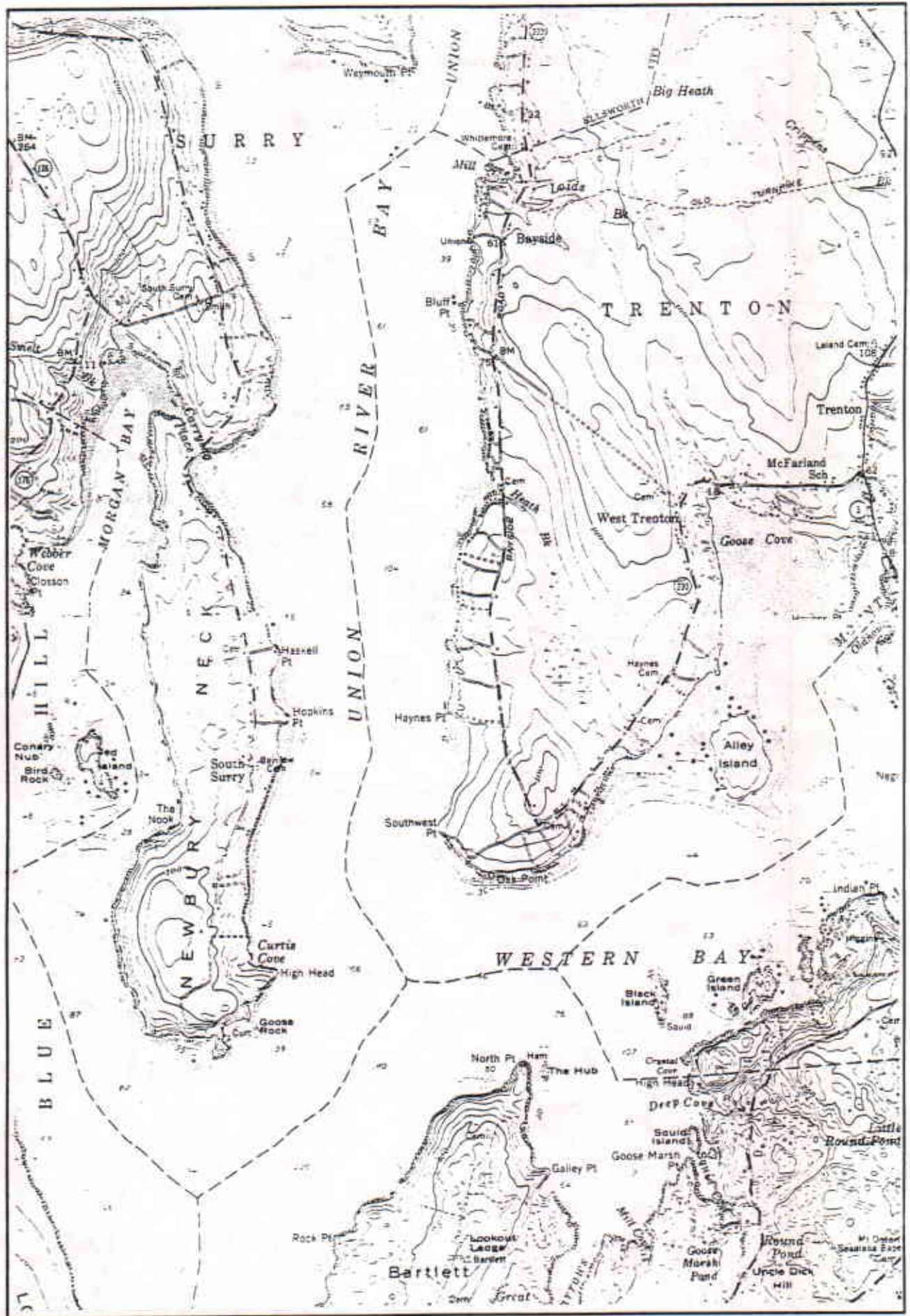
**Viewshed Management Recommendations** Work with land trust to maintain integrity of the landscape. Site plan review standards to ensure high quality site planning and development. Encourage preservation of open fields through clustering of new construction or transferring development rights to the edges and wooded areas.











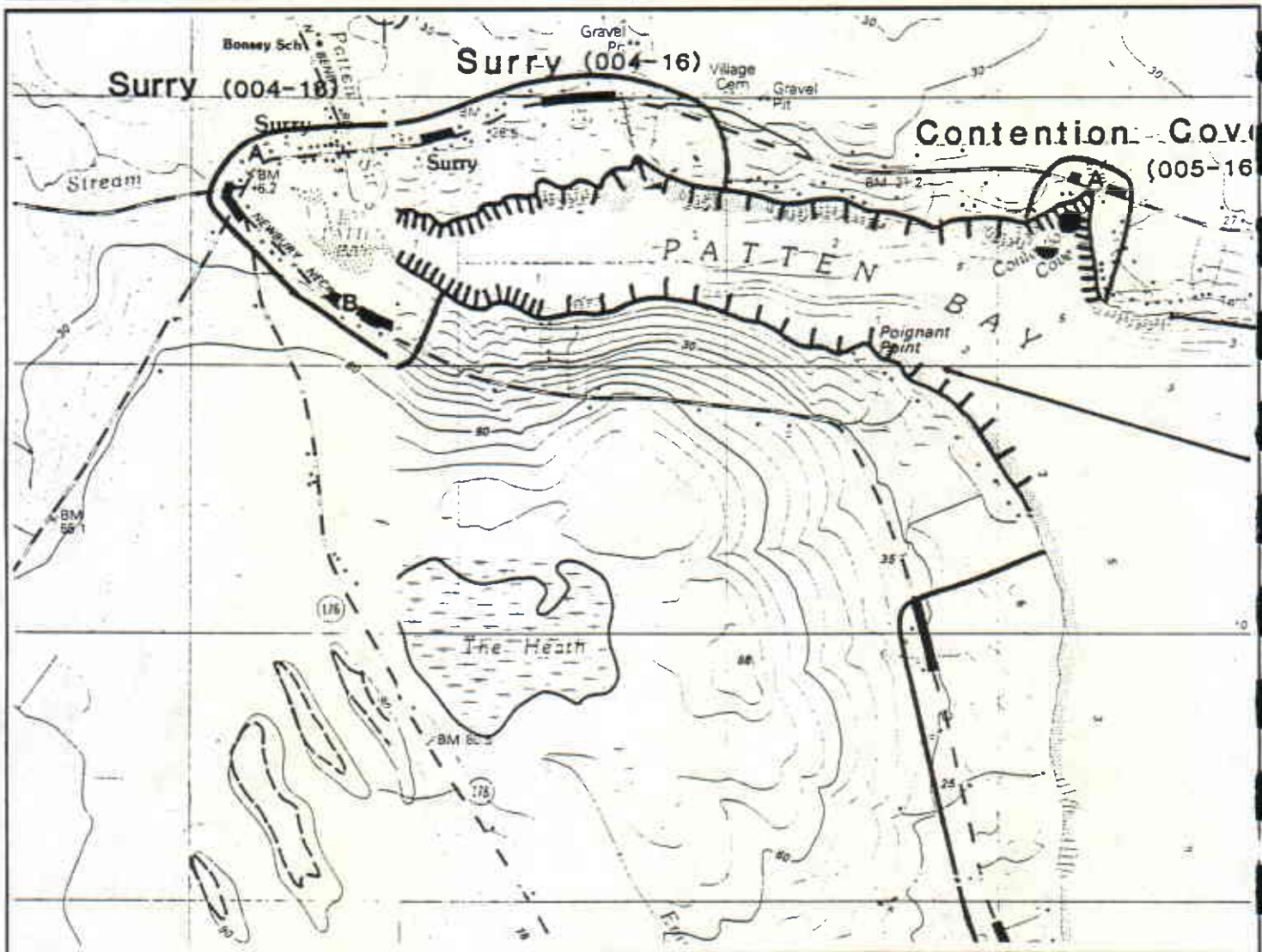
# Scenic Area Evaluation Form

Scenic Area **Surry** Code **004-16** Town(s) **Surry** County **Hancock**  
 1989 Coastal Scenic Inventory Maine State Planning Office

SI	S	IP	Special Interest/Score/Indicators Present
			1.Landform Topography___Slope___
			2.Open Land
	6	X	3.Shoreline Configuration
			4.Scenic Features
	15		5.Scenic Quality of Water Duration of View 6 Type of Water 6 Quality of Horizon 3
	21	2	Desktop Subtotal
	9		6.Landscape Character Land Use 5 Roadside Characteristics 1 Settlement Characteristics 3
	3		7.Vegetation
	3		8.Composition & Effect
	36		Total Score
			Special Interest

**Viewshed Description** Several short views through trees and side yards from Route 172 to the head of Patten Bay. More sustained views are likely during the winter months without the intervening vegetation. The majority of the public views are in the midground range. A small scaled village at the upper reaches of the bay, consisting of several dozen homes, both contemporary and historic.

**Viewshed Management Recommendations** Protective covenants on development on the water side of the road to preserve visual access to Patten Bay. Roadside maintenance to maintain water views.



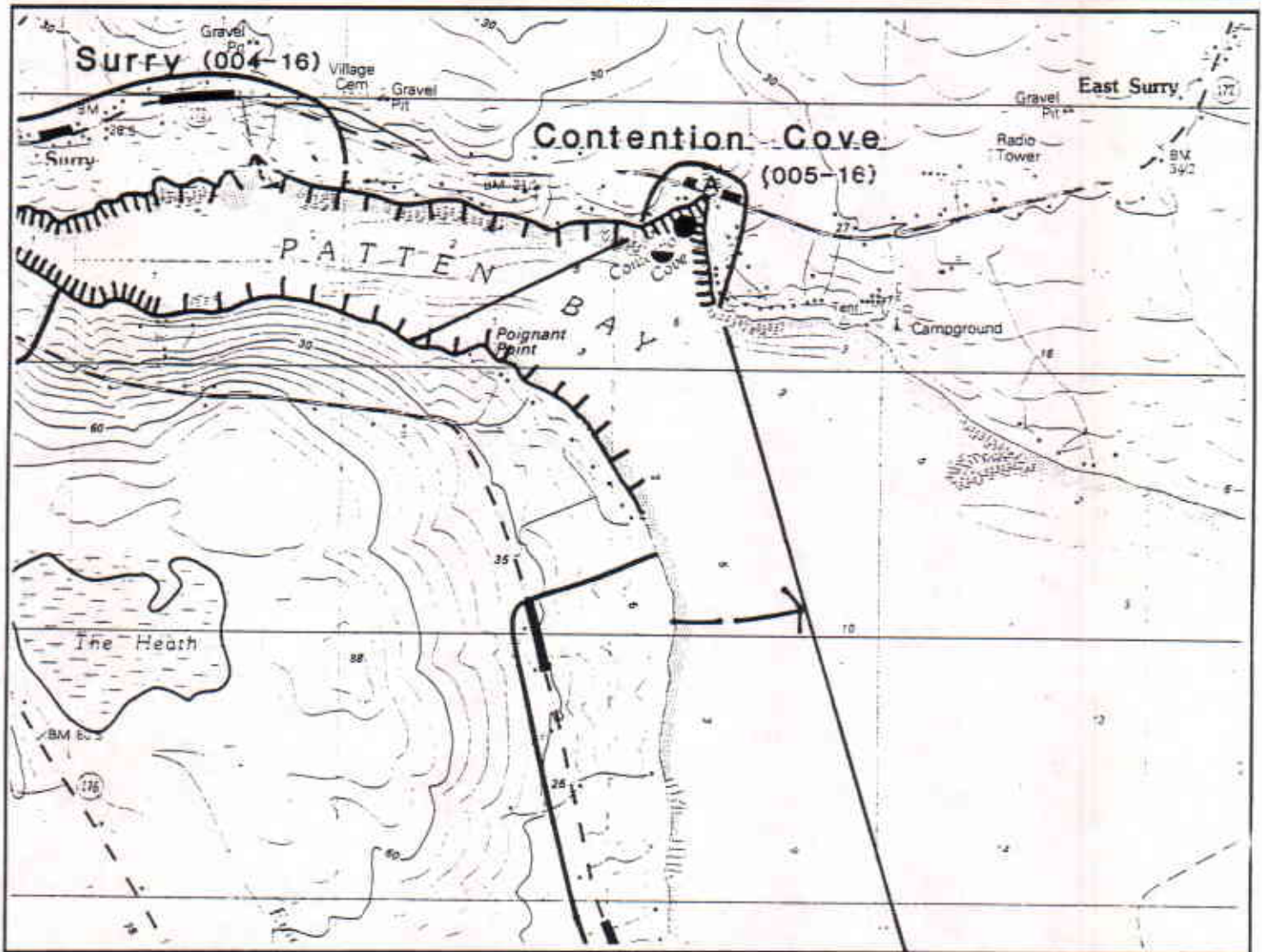
# Scenic Area Evaluation Form

Scenic Area Contention Cove Code 005-16 Town(s) Surry County Hancock  
 1989 Coastal Scenic Inventory Maine State Planning Office

SI	S	IP	Special Interest/Score/Indicators Present
			1.Landform Topography___Slope___
			2.Open Land
6	X		3.Shoreline Configuration
9	X		4.Scenic Features (Beach/Moorings)
18			5.Scenic Quality of Water
			Duration of View 3
			Type of Water 12
			Quality of Horizon 3
83	3		<b>Desktop Subtotal</b>
16			6.Landscape Character
			Land Use 5
			Roadside Characteristics 1
			Settlement Characteristics 6
6			7.Vegetation
6			8.Composition & Effect
57			<b>Total Score</b>
			<b>Special Interest</b>

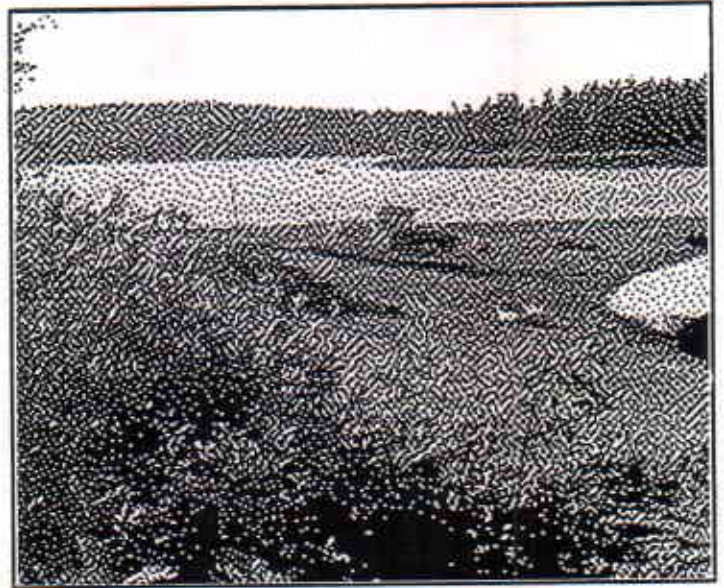
**Viewshed Description** A small shallow cove in a rural location at the upper end of Patten Bay. The town road passes within 50' of high water, giving a 90 degree view of the cove with its rocky shoreline and coarse grained beach, a meadow, one house, and a small mooring area. The midground includes the waters of Patten Bay, opposite shoreline in Surry, and the waters of Blue Hill Bay. Background views include the hills of Mt. Desert Island. The general landscape condition is good to very good, but the duration of view is very limited.

**Viewshed Management Recommendations** Provide vehicular pull-off.

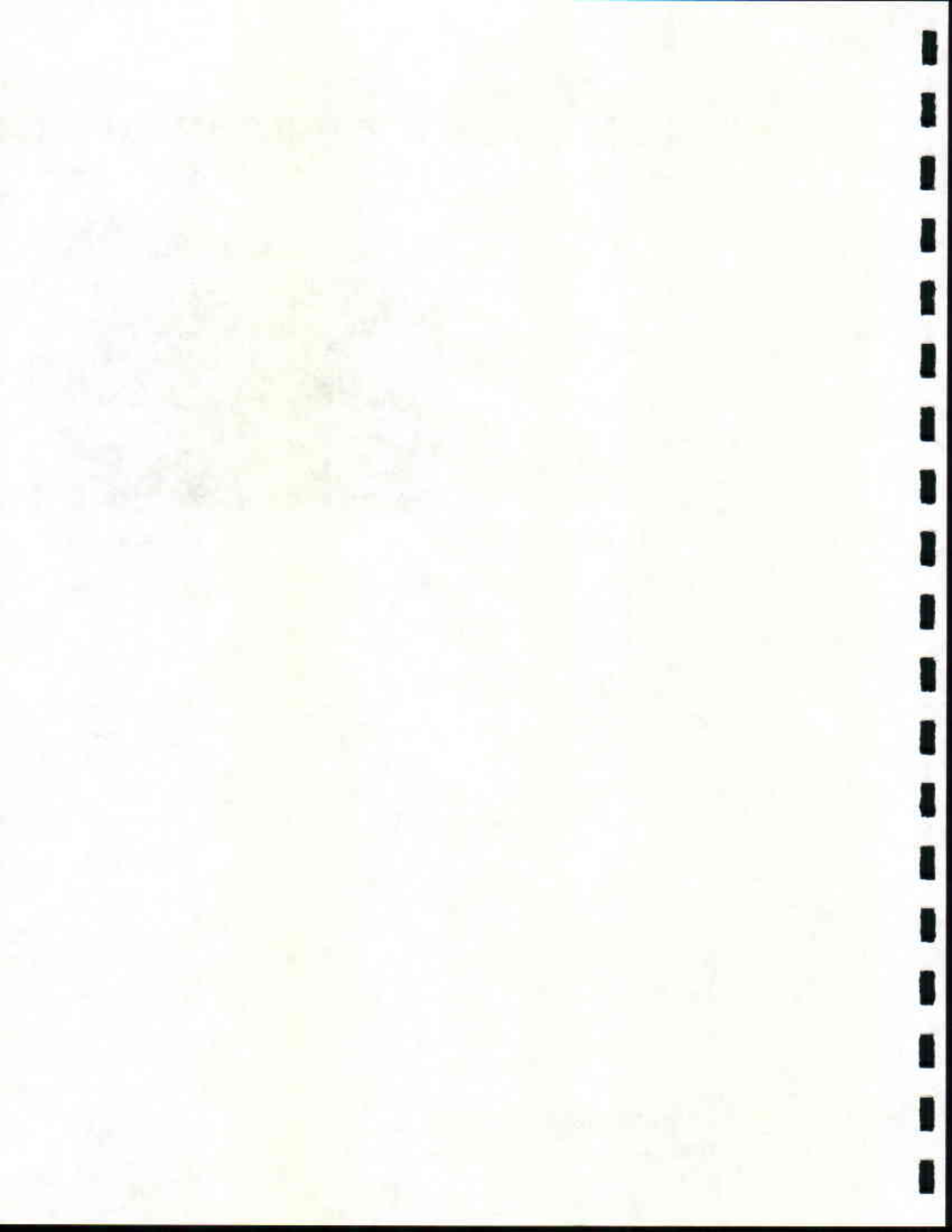




# SOUTH UNION RIVER



Ellsworth City





# Sub-Region Evaluation Form

Sub-Region South Union River  
1989 Coastal Scenic Inventory

Town Ellsworth

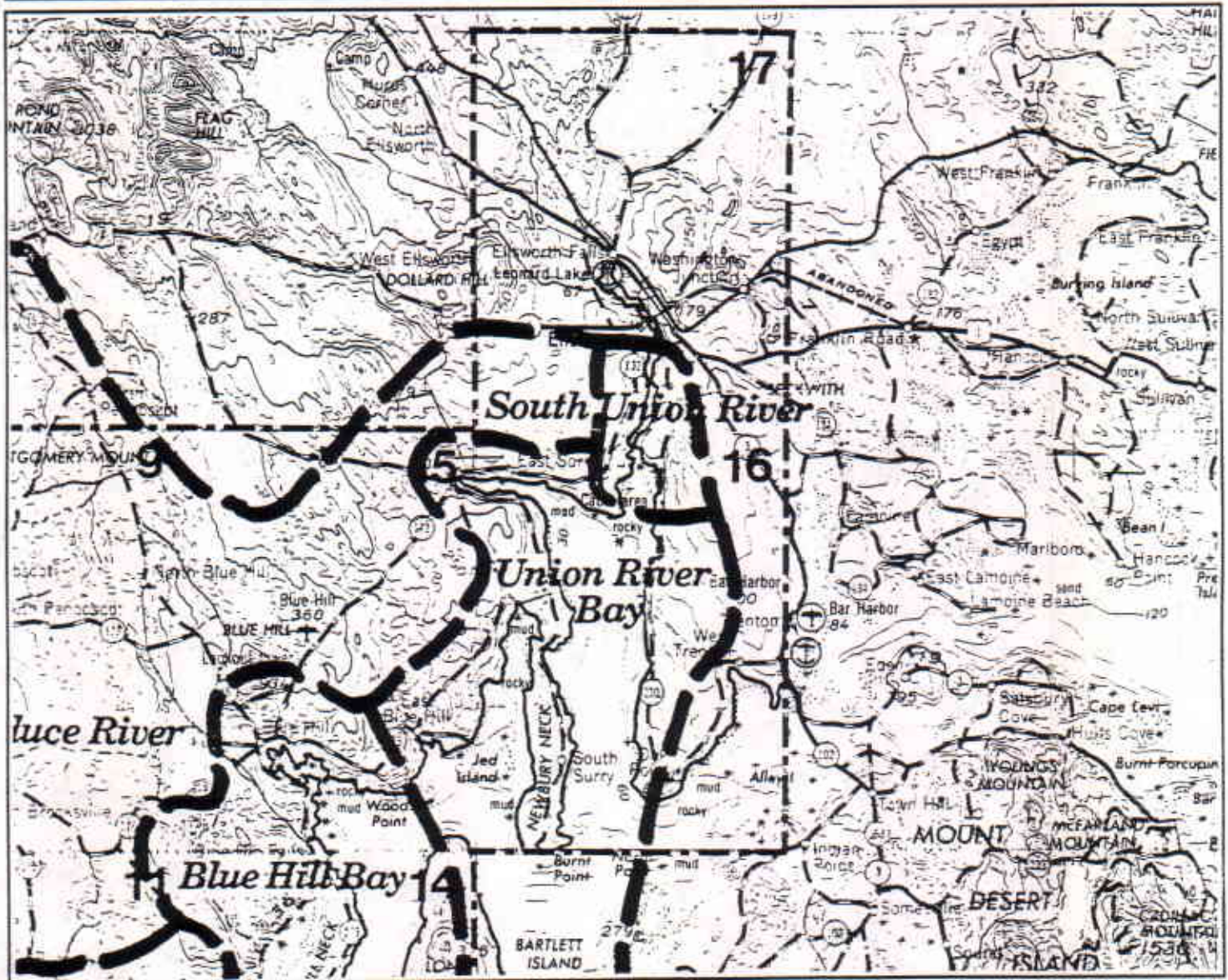
County Hancock  
Maine State Planning Office

## Sub-Region Description

South Union River could be considered a part of Union River Bay, except for its development patterns along the Union River in Ellsworth and the tighter scale of the landscape. This area marks the transition zone between Penobscot Bay and Maine's bold coast, starting at Mount Desert Island.

## Scenic Area

Ellsworth City (001-17)



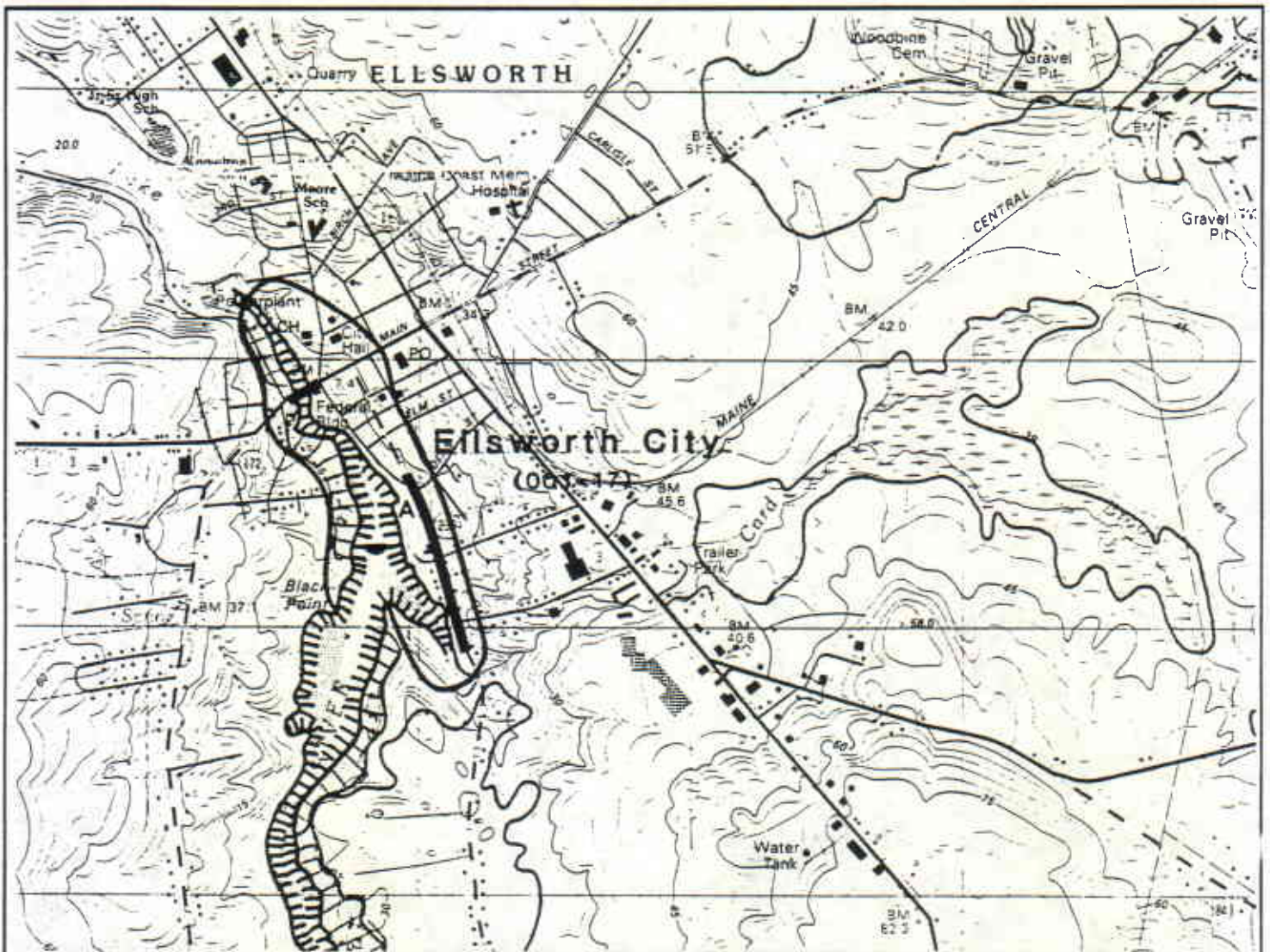
# Scenic Area Evaluation Form

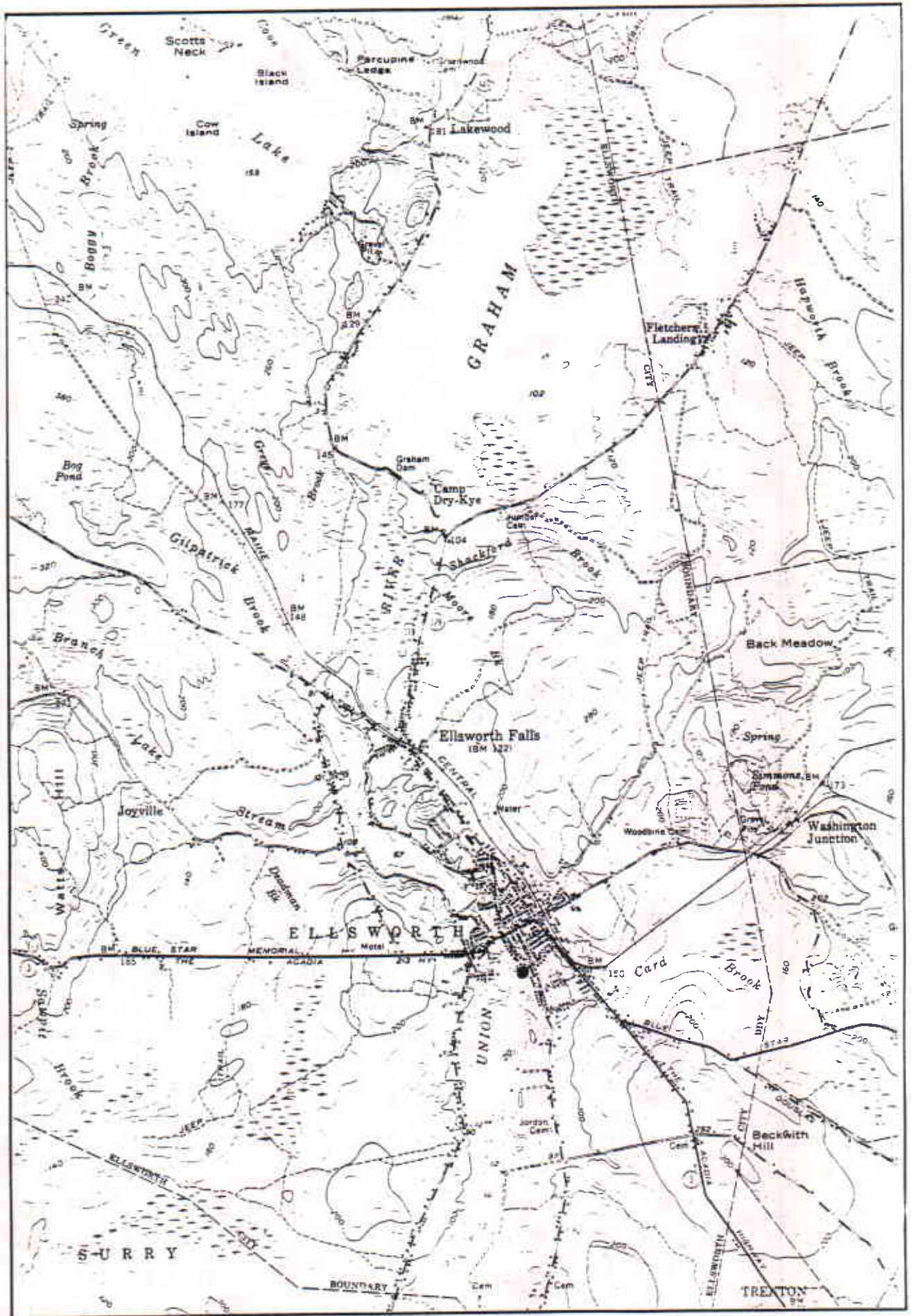
Scenic Area Ellsworth City Code 001-17 Town(s) Ellsworth County Hancock  
 1989 Coastal Scenic Inventory Maine State Planning Office

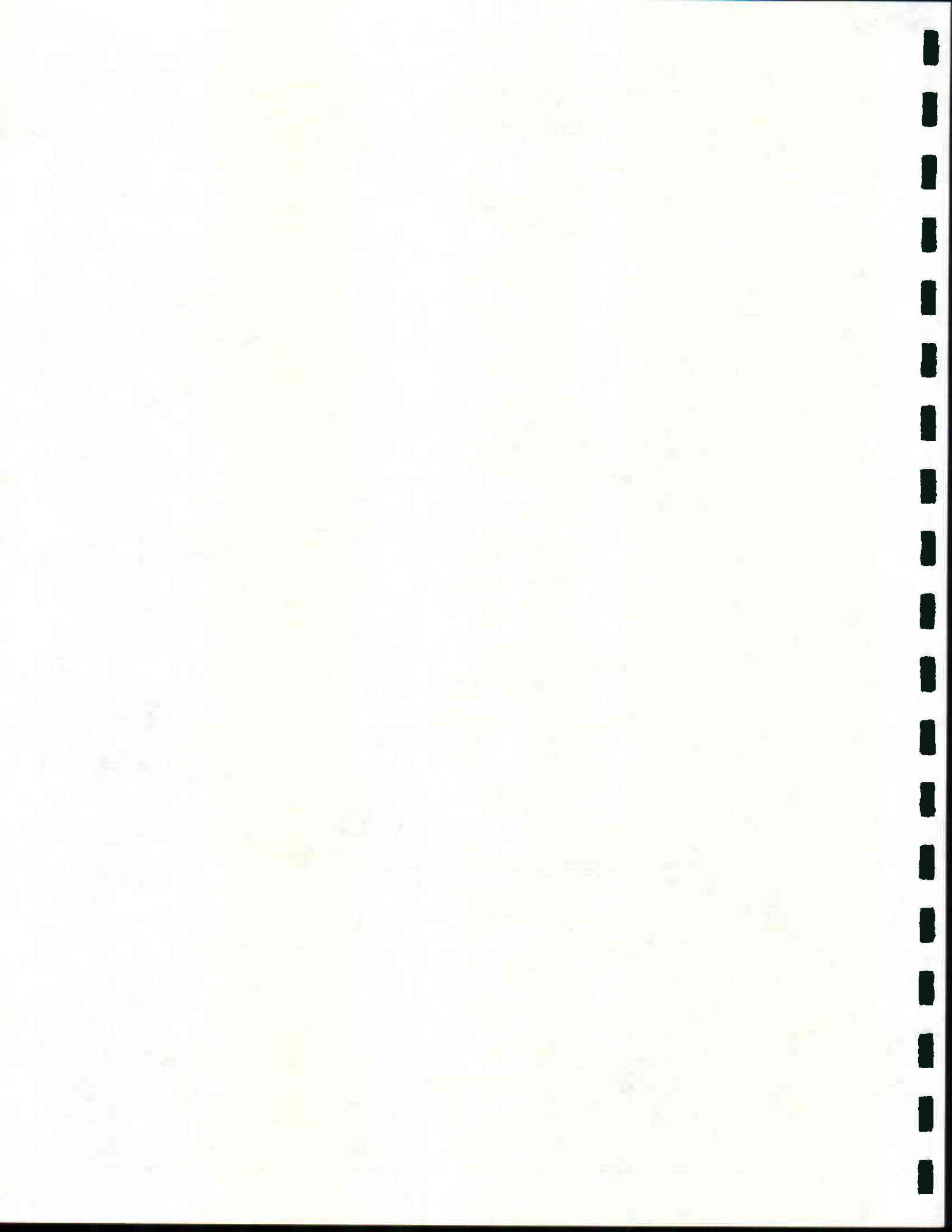
SI	S	IP	Special Interest/Score/Indicators Present
	2	X	1.Landform Topography____Slope 2
			2.Open Land
	6	X	3.Shoreline Configuration
	9	X	4.Scenic Features (Mooring area)
	18		5.Scenic Quality of Water
			Duration of View 9
			Type of Water 6
			Quality of Horizon 3
	35	4	Desktop Subtotal
	11		6.Landscape Character
			Land Use 5
			Roadside Characteristics 3
			Settlement Characteristics 3
	3		7.Vegetation
	6		8.Composition & Effect
	55		Total Score
			Special Interest

**Viewshed Description** The city has very limited views to the harbor from its road system, but a waterfront landing and park provides foreground views of the Union River, parking, and water access. Mid-ground includes the waters of the Union River, spruce shoreline and hilltops. The general condition of the landscape is fair to very good, with the waterfront landing being the key element.

**Viewshed Management Recommendations** Vegetation management to open views from public streets. Interpretive signage program to interpret the history of the Ellsworth waterfront.

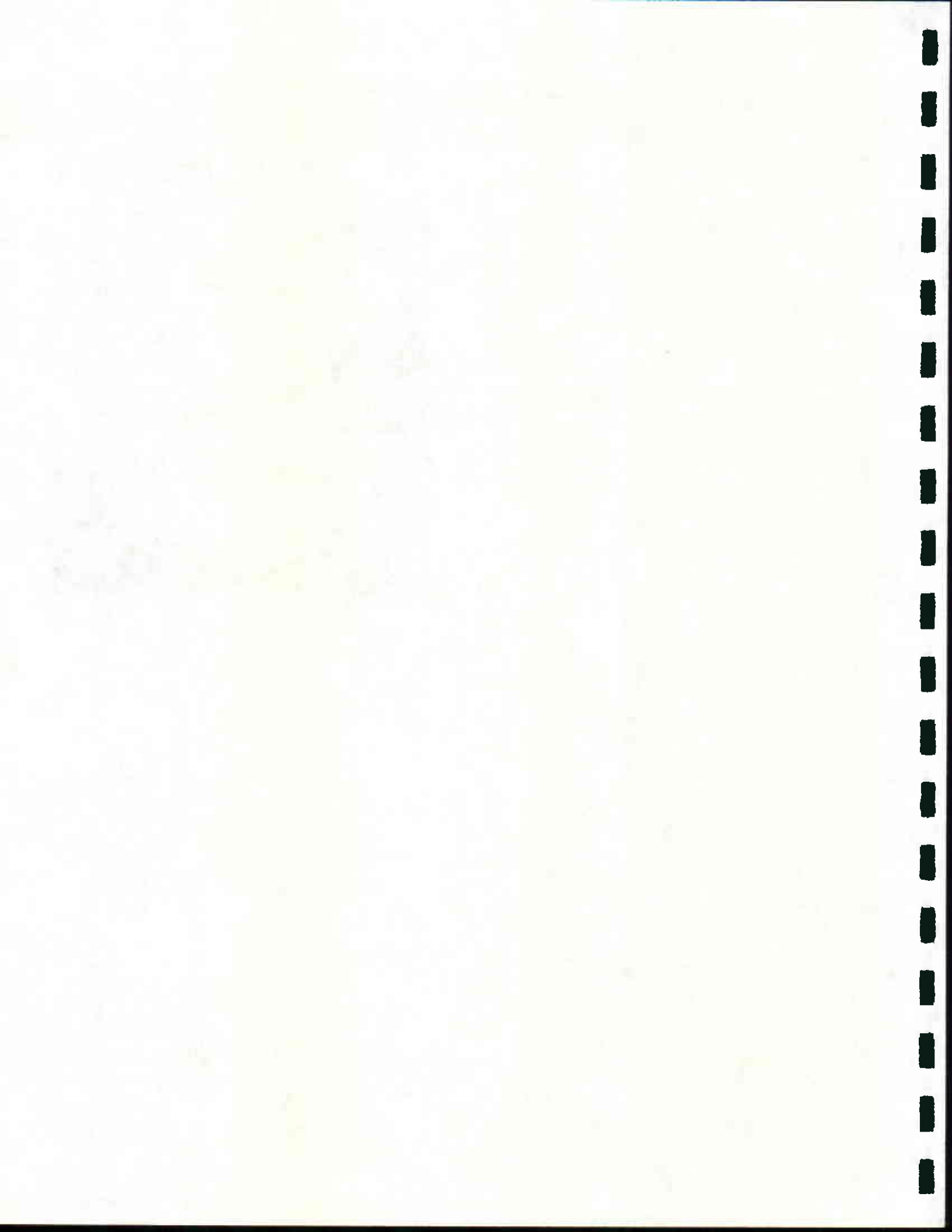






# GLOSSARY





## GLOSSARY OF TERMS

Visual resource assessment is a relatively recent development in natural resource analysis, therefore a unified vocabulary used to describe the visual environment has not yet been established. Utilizing their own vocabularies, several federal agencies have instituted Visual Resource Management (VRM) systems. Many similarities exist within these systems, as well as some major differences.

By its nature a visual assessment is a highly site specific activity. Many of the concepts developed by the federal agencies have relevance to the Penobscot Bay Visual Assessment. Each has been examined in light of the unique aspects of the study area and the task at hand. Since the terminology may be new to some reviewers it is included here for easy reference.

**AESTHETICS:** The science or philosophy concerned with the quality of sensory experience; the use here is limited to visual experience.

**CHARACTER TYPE:** A relatively large area of land that has common distinguishing visual characteristics of landform, rock formations, water forms, and vegetative patterns. For purposes of this assessment the study area was initially identified in The Natural Regions of Maine, by Paul Adamus, Center for Natural Areas, South Gardiner, Maine, for the Maine Critical Areas Program, December, 1978.

**CHARACTERISTIC LANDSCAPE:** The naturally and culturally established landscape being viewed. It visually represents the basic vegetative patterns, landforms, rock formations, water forms, and structures which are in view.

**CONE OF VISION:** The horizontal angle of the landscape that is visible from a viewpoint. Constrictions to the viewer's eye may include buildings, street trees, forest edges, or foreground landforms.

**CONFIGURATION:** The amount of irregularity and/or enclosure in the shoreline. Shorelines with coves, points, bays, islands, and other features are considered highly configured, and are usually thought to be highly scenic.

**CONTRAST:** The way in which an introduced element may be compared to determine differences. Contrast is measured in terms of form, line, color, and texture.

**DISTANCE ZONES:** Horizontal divisions of the landscape being viewed. The delineations correspond to the most recent draft of the Scenic Character Regulations of the Maine Department of Environmental Protection.

**Foreground** is the visible landscape within one quarter mile from the observer. At this range textures and gross details are easily discernible. Trees, for example, may be appreciated for their individual characteristics. In some visual evaluation systems this distance can fluctuate from one quarter to one half a mile.

**Midground** extends from the foreground to 3 miles from the observer. Texture is normally characterized by the masses of trees in stands of uniform tree cover.

**Background** extends from the midground to infinity.

**DOMINANCE:** Determines the extent to which an object is noticeable when compared to the surrounding context.

**DURATION:** Relative measure of the time available to experience a view. The actual elapsed time will be a function of many factors: mode of transportation, speed of movement, obstacles in the foreground, intention of the viewer, amount of clearing between viewer and view, and opportunities for pull-offs along a road.

**Short Views** are fleeting glimpses of relatively short duration, from 1 to 3 seconds.

**Medium Views** are those visible for a moderate amount of time, from 3 to 10 seconds.

**Long Views** are visible for extended periods of time, greater than 10 seconds.

**LANDFORM:** The dominant topographic features of the landscape, described in terms of slope and repetitive natural forms. The dominant landforms found in the Penobscot Bay Study Area include low hills, prominent mountains, domelike islands, small coves, and highly configured shorelines.

**LANDSCAPE:** The surface features of an area including landform, water, vegetation, cultural features and all other objects and aspects of natural and human origin.

**LANDSCAPE CHARACTER:** A particular level of visual variety or diversity of landscape character. Features such as Landform, Vegetation, Water, and Cultural Features are compared singularly or in combination with those commonly found in the study area. The study area has been classified into variety classes based upon definitions developed by the US Forest Service:

**Class A: Distinctive** - Unusual and/or outstanding landscape that stands out from that which is commonly seen. Distinctive landscapes are considered to be of greater than local or regional significance.



**Class B: Scenic** - The combination of landform, water, vegetation, and/or cultural patterns has given the area a visual character that is above the average for the characteristic landscape.

**Class C: Common** - Little or no visual variety within the landscape. Monotonous or below average compared to the common features within the study area.

**MITIGATION:** A method or procedure designed to reduce the adverse scenic impact caused by an aspect of the project.

**SCENERY:** The general appearance of a place; the features seen in the landscape.

**SCENIC AREA:** A place within Penobscot Bay which exhibits a high degree of variety, harmony, and contrast among the basic visual elements, resulting in place with greater than normal visual quality.

**SCENIC SUB-REGION:** A smaller sub-set of Penobscot Bay; an area of distinct, relatively homogeneous landscape character as determined by the landforms, shoreline characteristics, waterforms, and settlement patterns.

**VIEW:** Something, especially a broad landscape or panorama, that is looked toward or kept in sight.

**VIEWER ELEVATION:** The position of the viewer relative to the scene being viewed.

**Viewer Inferior** - viewer is below that portion of a scene with the greatest visual interest.

**Viewer Normal** - viewer looks straight ahead to see the majority of the view; the most common relationship between viewer and scenery.

**Viewer Superior** - viewer is elevated above the scene observed, usually looking down to the rear portions of the foreground.

**VIEWER EXPECTATION:** An estimate of people's concern for visual quality in the environment.

**VIEWERS:** People who see the landscape at present, or who are likely to see the project in the future.

**VIEWPOINT:** The actual point from which a viewer sees the landscape. Most of the viewpoints identified in this study focus on common landscapes.

**VIEWSHED:** All the surface areas visible from an observer's viewpoint; also, the surface area(s) within which a critical object or viewpoint is seen.

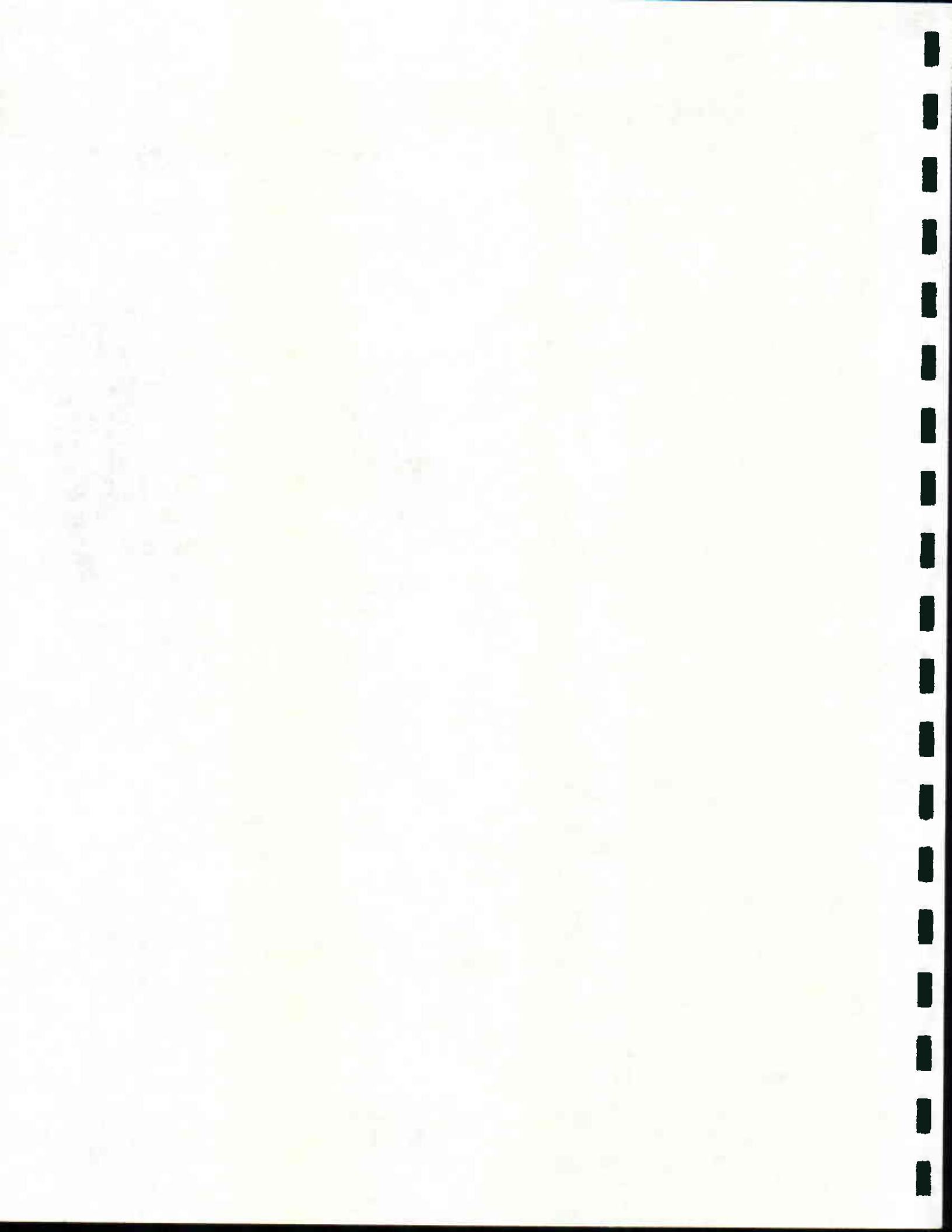
**VISUAL CHARACTER:** The overall impression of a landscape created by the order of the patterns composing it: the visual elements of these patterns are the form, line, color, and texture of the landscape's components. Their interrelationships can be described in terms of dominance, scale, diversity, and continuity.

**VISUAL IMPACT:** The degree of scenic quality change as a result of anticipated activities or land use that are to take place (or have taken place) on the landscape.

**VISUAL RESOURCES:** The appearance of the features that make up the visible landscape.

# REFERENCES





## REFERENCES

- Acheson, J., A. Acheson, B. Bort, and J. Lello. The Fishing Ports of Maine and New Hampshire. Maine Sea Grant Publications. 1978
- Adamus, Paul. The Natural Regions of Maine. Critical Areas Program, Maine State Planning Office. 1978
- Banerjee, T. and J. Gollub. The Public View of the Coast: Toward Aesthetic Indicators for Coastal Planning and Management. IN: Suefeld, P., and J.A. Russell, (eds.). The Behavioral Basis of Design: Selected Papers from the Proceedings of the 7th International Conference of the Environmental Design Research Association. Vancouver, BC: EDRA. 1976
- Barringer, F. "Coastal Splendors on a Scale from 1 to 100." The Washington Post, Jan. 15, 1982, p. AB. 1982
- DeLorme Publishing Company, Maine Atlas and Gazetteer. Freeport, Maine. 1988.
- Dominie, Holly. Visual Quality Study of Acton, Massachusetts. USDA Soil Conservation Service. Unpublished Report. 1976
- Dominie, Holly, and Mary Droege. A Proposed Method for Coastal Scenic Landscape Assessment. Augusta, Maine. October, 1987.
- Gobster, Paul H. The Aesthetic Dimensions of Rural Landscapes. Department of Landscape Architecture, University of Wisconsin, Madison. 1986.
- Harper, D. B., P. Jackson, and I. Velasques. Guidelines for Identifying and Evaluating Scenic Resources. Hudson River Basin Level B Water and Related Land Resources Study, Technical Paper No. 4, Albany, NY: Hudson River Basin Study Group, New York Department of Environmental Conservation. 1978
- Kaplan R. Down by the Riverside: Information Factors in Waterscape Preference, pp 285-289 IN: River Recreation Management and Research Symposium. USDA Forest Service General Technical Report NC-28; North Central Forest Experiment Station, Minneapolis, MN. 1977.
- Kaplan, S. Some Methods and Strategies in the Prediction of Preference. IN: Landscape Assessment: Values, Perceptions, and Resources, edited by Dube, Brush, and Fabos, Stoudsboung, PA: Dowden, Hutchinson, and Ross. pp 118-119. 1977

- Kaplan, S., R. Kaplan and J.S. Wendt. Rated Preference and Complexity for Natural and Urban Visual Material. IN: Perception and Psychophysics, 12:352-356. 1972.
- Kelley, Richard D. Maine Land in State and Federal Conservation Ownership. Maps. Maine State Planning Office for the Land for Maine's Future Board. Augusta, Maine. March, 1989.
- Lewis, P. H. Landscape Analysis: Lake Superior South Shore. Wisconsin Department of Resource Development. 1963.
- Linton, D.L., The Assessment of Scenery as a Natural Resource. Scottish Geographical Magazine. 84:219-238.
- Litton, R.B. Jr. Aesthetic Dimension of the Landscape. pp. 262-291 IN: Krutilla, J.V. (ed.) Natural Environments. John Hopkins University Press, Baltimore, MD. 1972
- Litton, R.B. Jr., Visual Assessment of Natural Landscapes. pp. 97-113, IN: Sadler, B. and A.A. Carlson, (eds.) Environmental Aesthetics: Essays in Interpretation. Western Geographic Series Vol. 20, Dept. of Geography, University of Victoria, Victoria, BC. 1982.
- Litton, R.B. Jr., R.J. Tetlow, J. Soreson, and R.A. Beatty. Water and the Landscape: An Aesthetic Overview of the Role of Water in the Landscape. Water Information Center, Port Washington, NY. 1971.
- Maine Department of Transportation. Port Facility Inventory and Evaluation. Vol. I and Vol. II: Kittery to Eastport. 1978.
- Maine Department of Transportation. Update - Port Facility Inventory and Evaluation Vol. II: Port Clyde to Eastport. 1985-1986.
- Maine Geological Survey. List of Maine Coast Barriers for L.D. 2167. Section 1904. 1986.
- Mann, Roy and Associates. Aesthetic Resources of the Coastal Zone. Office of Coastal Zone Management/NOAA. Cambridge, MA. 1975.
- McCarthy, M.M. Complexity and Valued Landscapes. pp. 235-240 IN: Elser, G.H., and R.C. Smardon (ed.) Proceedings of Our National Landscape: A Conference on Applied Techniques for Analysis and Management of the Visual Resource. USDA Forest service General Technical Report PSW-35, Pacific Southwest Forest and Range Experiment Station, Berkeley, CA. 1979.

- Miller, P.A. A Comparative Study of the BLM Scenic Quality Rating Procedure and Landscape Preference Dimensions. Landscape Journal. 3(2): 123-135. 1984.
- Nassauer, J. Managing for Naturalness in Wildland and Agricultural Landscapes. IN: Proceedings of Our National Landscape. A Conference on Applied Techniques for Analysis and Management of the Visual Resource. USDA Forest service General Technical Report PSW-35, Pacific Southwest Forest and Range Experiment Station, Berkeley, CA. 1979.
- Nature Conservancy. An Atlas of Coastal Maine's Endangered and Rare Features. Historic and Archaeological Sites, and Significant Wildlife Habitats. Maine Coastal Program, December, 1988.
- Palmer, James F. Citizen Assessment of the Coastal Visual Resource. pp. 1019-1037 IN: Coastal Zone Conference. American Society of Civil Engineers. New York. 1978.
- Pearce, S.R., and N.M. Waters. Quantitative Methods for Investigating the Variables that Underlie Preference for Landscape Scenes. Canadian Geographer 27(4): 328-344. 1983.
- Pemaquid Point Museum, Mrs. Orrick. Lighthouses of the Maine Coast. New Harbor, Maine. 1986.
- Pitt, D.G. Physical Dimensions of Scenic Quality in Streams. pp. 143-161 IN: Zube, E.H. (ed.) Studies in Landscape Perception. Pub. No. R-76-1. Institute for Man and His Environment, University of Massachusetts, Amhearst, MA. 1976.
- Smardon, Richard C., James F. Palmer, and John P. Felleman. Foundations for Visual Project Analysis. John Wiley & Sons. New York. 1986.
- Sterling, R.T. Lighthouses of the Coast of Maine. Stephen Day Press. Brattleboro, Vermont. 1935.
- USDA Forest Service. National Forest Landscape Management - Volume 2, Chapter 1: The Visual Management System. USDA Agricultural Handbook No. 434, US Government Printing Office. Washington, DC. 1974.
- Ward, L.M. Multidimensional Scaling of the Molar Physical Environment. Journal of Multivariate Behavioral Research. 12:23-42. 1977.
- Zube, E.H. Rating Everyday Rural Landscapes of the Northeastern United States. Landscape Architecture. 63(3): 370-375. 1973.

Zube, E.H., and M. McLaughlin. Assessing Perceived Values of the Coastal Zone. pp. 360-371 IN: Proceedings of the Symposium on Technical, Environmental, Socioeconomic, and Regulatory Aspects of Coastal Zone Management. San Francisco, CA. March 14-16, 1978.

Zube, E.H., D.G. Pitt, and T.W. Anderson. Perception and Measurement of Scenic Resources in the Southern Connecticut River Valley. Institute for Man and His Environment, University of Massachusetts, Amhearst, MA. 1974.

Zube, E.H., J.L. Sell, and J.G. Taylor. Landscape Perception: Research Application and Theory. Landscape Planning. 9:1-33. 1982.