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Comprehensive Planning Committee  
C/O Fred Stocking  
30 Berry Cove Road  
Lamoine, Maine 04605

Subject: Lamoine Conservation Commission Recommendations for Comprehensive Plan

Dear Fred:

In support of your efforts to prepare a new Comprehensive Plan, the Lamoine Conservation Commission is pleased to submit our thoughts on the key concerns and possible responses the Town of Lamoine can make on issues related to land management, resource stewardship, and climate change. These are presented as input to your deliberations and represent a consensus among current LCC members. Our thoughts here are consistent with many of the issues raised in the March 2013 Open Space Report and Inventory which LCC transmitted to the town. We remain committed to the overall perspectives and the open space vision contained in that report. If further discussion of this planning input would be helpful for the comp planning committee, we are willing to schedule another joint meeting. Likewise, we would be pleased to provide additional written text to help refine some of these ideas, or address topics that we may have overlooked.

Thank you for your important work on behalf of the town.

Sincerely,

Larry Libby, Chair  
Lamoine Conservation Commission

# INPUT FROM THE LAMOINE CONSERVATION COMMISSION ON THE COMPREHENSIVE PLAN

January 2016

## Land Management

### **Possible Concerns Regarding Land Use**

- Increasing conversion of undeveloped timberlands, agricultural properties, and shorefront to residential use—habitat loss and fragmentation for wildlife.
- Loss of areas where public can access the waterfront to earn a living through marine resource harvesting or for recreation.
- Inactive gravel pits not restored—threatening water supply and perpetuating habitat loss.
- Illegal dumping, unsightly junk/litter on private land.

### **Possible Actions to Promote Conservation and Communal Values in Lamoine Land Use**

- Promote trail development and maintenance.
- Town could acquire key parcels of land to maintain as open space, wildlife refuge, recreational venues, and waterfront access.
- Town could offer space for farmers market to promote farming and gardening, provide income source for local growers, and increase availability of healthy, local food.
- Language in land use ordinance for gravel pit operators could be revised to reduce loopholes that currently allow indefinite deferral of land restoration.
- Enforce requirements that operators restrict access to gravel pits after hours.
- Offer special pick-up days at private residences for large and heavy items to be disposed of.

## Resource Stewardship

### **Possible Threats to Important Communal Resources in Lamoine**

- Water quality
  - Possible saltwater infiltration over time with rising sea level.
  - Risk of contamination from illicit dumping of hazardous materials, particularly in gravel pits where the floor is just above the aquifer.
  - Risk of contamination from failing septic systems and/or increased population density.
  - Risk of contamination from use of road salts.
- Water quantity—private wells may be vulnerable if a commercial interest began large-scale withdrawals
- Economically important marine resources
  - Overharvesting/illicit harvesting by non-residents and people without harvest permits

- o Climate change impacting habitat and food supply
  - o Invasive species
  - o Pollution
- Historic architecture and landscape
  - o Cost of maintaining/rehabilitating historic structures in need of repairs
  - o Change in ownership of properties, with less interest in maintaining historic integrity over time

## **Possible Actions to Protect Important Communal Resources in Lamoine**

- Water testing: encourage broader participation in Get Wet! Program and/or Town sponsored testing.
- Assure regular and frequent objective oversight of gravel company water testing.
- Make the results of required water quality testing by gravel companies under the town gravel ordinance available to the public and posted on the town website.
- Because commercial extraction of gravel in the Town of Lamoine poses greater costs to the taxpayers of the town than other land uses in terms of more frequent road maintenance, oversight of water quality, and legal defense of town regulations, impose impact fees to cover added cost burden or scale the fee for renewal of permit according to the amount extracted over a recent period.
- Enact regulation regarding maintenance of septic systems.
- Have contractor employ methods to reduce use of roads salts and consider alternative materials to the extent possible without compromising safety.
- Limit impervious surfaces on town property and in new permitted developments; encourage use of detention/retention ponds and permeable paving.
- Enforce existing ordinance governing commercial water use over a threshold amount.
- Partner with Maine Department of Marine Resources and non-profit groups to monitor the health of marine ecosystems in Lamoine and undertake restoration work as applicable.
- More stringently enforce permitting requirements for shellfish harvesting.
- Create local, voluntary historic property registry and provide tax incentives for historically sensitive rehabilitation work.

## **Climate Change**

### **Possible Risks and Added Costs to Town from Climate Change**

- More frequent and severe flooding—road improvement costs
- Shoreline erosion—costs for stabilization
- Higher winds, more tree damage
- Emergency response hindered by flooded roads
- Reduced tourism and fewer new residents due to loss of lobster and other traditional natural resources
- Fewer residents able to afford insurance in desirable coastal, flood-prone areas—lower tax base
- Residents reliant on marine resources for livelihood impacted as species are no longer locally available

### **Possible Actions to Reduce Lamoine Contributions to Climate Change**

- Energy audit of Town Hall, School, Fire Department, with follow-up actions to reduce heat loss and energy use
- Grant/loan program beyond rebate offered by Efficiency Maine for home energy audit for town residents
- Town investment in solar power generation

- Enhanced protections for eelgrass and rockweed
- Enforcement of gravel pit reclamation
- Measures to increase recycling participation—single stream collection, expansion of recyclables, education

### **Possible Actions to Mitigate Adverse Effects of Climate Change on Town**

- Advance investment in road improvements to minimize flooding (increase elevation of grade in flood-prone locations, larger culverts, etc.).
- Investment in shoreline stabilization.
- Identify areas of Lamoine most vulnerable to sea level rise, notify owners, and schedule education on possible responses.
- Emergency planning for severe weather events in which communications might be compromised, some roads blocked, some residential properties made inaccessible.
- Contingency planning for impacts to water supply and infrastructure.
- Grant/loan program for education/job training of those whose livelihoods are affected—lobstermen, clammers, marine worm harvesters, etc.