

DRAFT

Holden Scenic Resources Study



Prepared for
The Town of Holden

By
Wright-Pierce, Topsham, ME

October 2011

DRAFT

Acknowledgements

The Holden Scenic Resources Study was developed for the Town of Holden by Wright-Pierce. Primary personnel for this project were Amanda Bunker, Senior Land Use Planner, and Jennifer Claster, Landscape Architect, of Wright-Pierce.

Guidance and plan development assistance came from the Holden Open Space Committee and Steve Condon, Planner and Economic Development Director for the Town of Holden.

Thanks go to this Committee for their participation and guidance, and to the citizens who participated in the public outreach efforts and meetings to provide input.

DRAFT

Contents

Introduction

Study Objectives
Resources

Scenic Resources and Landscape Preference

What is Considered Scenic?
Levels of Scenic Resource Evaluation

Methodology

Regional Context
Scoring Criteria
Study Parameters
Process

Mapping

Open Land and Public Roads
Elevation and Slopes
Scenic Viewsheds and Corridors

Scenic Views Assessment

Overall Most Distinctive Views
View Types and Rating
Common Views
Summary Table

Using the Scenic Resources Study

Regulatory Implications
Future Updates to This Study

Companion Document

Scenic Assessment Forms

DRAFT

Introduction

Holden's scenic areas and views help to define its rural character. Holden's Open Space Plan, completed in the spring of 2010, included as a priority the conservation of identified high-value scenic viewpoints and viewsheds. It recommended encouraging the preservation of scenic areas and vistas during development review and the adoption of a scenic view protection policy or plan. Mapping and ranking Holden's scenic views was seen as an integral piece of this strategy. This document represents the first step toward protecting Holden's scenic views: the identification and ranking of Holden's scenic resources.



STUDY OBJECTIVES

This study seeks to:

- ◆ Identify Holden's scenic resources, including scenic viewpoints, scenic areas or viewsheds, scenic road corridors, and scenic sub-districts; and
- ◆ Determine the significance of those scenic resources in a local and regional context for the purpose of prioritizing conservation and the possible future application of performance standards for new development and other scenic resources protection strategies.

Town of Holden: General Project Area



DRAFT

RESOURCES

Many resources have recently become available concerning scenic resource evaluation and protection in Maine. The Maine State Planning Office has been responsible for several of these resources, which although developed for Maine's coastal regions, are largely applicable to inland Maine as well.

The following contain methodologies or guidance for performing scenic resource studies:

- ◆ **Scenic Assessment Handbook.** Maine State Planning Office. Maine Coastal Program. Author: Terry DeWan. October, 2008.
- ◆ **Assessing and Mitigating Impacts to Existing Scenic and Aesthetic Uses.** MaineDEP Statutory Rule Chapter 315. June 29, 2003.
- ◆ **Comprehensive Planning: A Manual for Maine Communities.** Maine State Planning Office. Author: Evan Richert and Sylvia Most. 2005.

Recent scenic resource studies include:

- ◆ **Gateway One Scenic Resource Assessment.** Author: Holly Dominic. May, 2008.
- ◆ **Downeast Coastal Scenic Inventory.** Maine State Planning Office. Maine Coastal Program. Author: James H. Fisher, et al. February, 2010.

The following provides guidance for protecting scenic resources:

- ◆ **Protecting Local Scenic Resources: Community Based Performance Standards.** Maine State Planning Office. Author: Robert F. Faunce. December, 2007.

DRAFT

Scenic Resources and Landscape Preference

Scenic resources and views give a community its visual character. Although pleasing vistas are an important component of a community's scenic resources, also included are iconic features that contribute to the community's identity, such as churches or downtown districts.

"In the broadest sense, visual resources are the visible features that make up the landscape - the landforms, the vegetation, the water bodies, and the cultural patterns we are familiar with. Visual resources define our sense of place, where we work, live, and recreate."

SPO Scenic Assessment Handbook, October 2008

Scenic resources contribute to Maine's quality of place, recognized by the State legislature as a vital contributor to Maine's "brand" or reputation, connecting quality of place with economic opportunities and sustainability. For example, maintaining its scenic resources can help Holden compete in the economic marketplace, by attracting and retaining a skilled workforce and drawing entrepreneurial capital to the area.

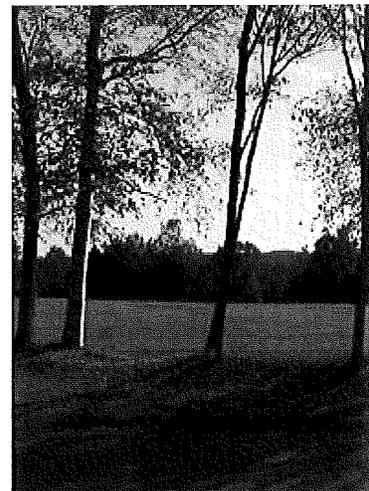
Following guidelines established by the Natural Resources Protection Act (NRPA), the Maine Department of Environmental protection (MaineDEP), and the Maine State Planning Office (SPO), this study defines scenic resources as **"public natural resources or public lands visited by the general public, in part for the use, observation, enjoyment, and appreciation of natural or cultural visual qualities"** (MaineDEP Statutory Rule Chapter 315, Assessing and Mitigating Impacts to Existing Scenic and Aesthetic Uses, p. 2), **including scenic features as well as sites to which the public has access or which may be viewed from public places.**

WHAT IS CONSIDERED SCENIC?

Landscape Preference

Studies have found that people consistently find certain types of landscapes and landscape features visually pleasing. These include:

- ◆ Views of water and islands
- ◆ Managed land, such as farms, maintained fields, and woodlands
- ◆ Mountains and hills
- ◆ Traditional settlement patterns, such as village centers, working waterfronts, and city skylines
- ◆ Stands of trees in a maintained lawn, such as one might encounter in a municipal park
- ◆ Landscapes that suggest an element of mystery, such as a meandering coastline or a path that disappears around a bend
- ◆ Landscapes that possess a degree of coherence and order, balanced with a degree of complexity



DRAFT

LEVELS OF SCENIC RESOURCE EVALUATION

Scenic resources have two major components: the viewpoint, or the location from which the view is observed, and the viewshed, or the area that is viewed. In this study, scenic resources fall into several categories, based on the extent of the viewing area and the extent of the viewshed. These are described below.

Scenic Areas or Viewsheds

Perceived as outdoor "rooms", these are "areas of similar physical character...often enclosed by landforms or vegetation or characterized by similar land uses or development patterns." (SPO Scenic Assessment Handbook, p. 4). In Holden, scenic areas might include:



- ◆ Contiguous open land completely bounded by woodland or hills
- ◆ Contiguous open land partially bounded by woodland or hills, where a steep drop in topography opens up a distant view on one side
- ◆ An open wetland or lake bounded by woodland or hills
- ◆ Or, a combination of the above

Scenic Road Corridors



Although scenic road corridors are sometimes categorized as a type of scenic area, this study considers them to be a discrete form of scenic resource. Scenic road corridors share much in common with scenic areas, however, a distinguishing characteristic is their linear arrangement. The views afforded along scenic road corridors are viewed along a continuum, rather than from a single viewpoint. It is particularly important, therefore, when describing

scenic road corridors, to note their beginning and end points. For the purpose of this study, only scenic corridors over ½ mile in length are considered.

Scenic Viewpoint

Scenic viewpoints are the discrete locations from which views are afforded into scenic areas. Whereas scenic areas can be quite large, scenic viewpoints are usually confined to a single place, often less than an acre in size. The SPO limits the definition of scenic viewpoints to those which offer views into scenic areas of state and national significance. This study, however, considers a number of viewpoints oriented toward



DRAFT

noteworthy views of local or regional significance. Some of the viewpoints included may be worth considering for development as public turn-outs or small parks for local use.

Scenic Sub-districts

Scenic sub-districts are made up of a series of contiguous scenic areas sharing a similar visual quality. Sub-districts may have a local name or designation, and are recognized by the public as possessing a unique character. In Holden, scenic sub-districts might include:

- ◆ Areas characterized by working farms or several maintained fields in close proximity
- ◆ Areas sharing a ridge line with distant views into neighboring towns
- ◆ Areas characterized by large expanses of wetland that may be seen from multiple vantage points



Scenic sub-districts contain scenic viewpoints and scenic corridors, which contribute to the sub-district's unique visual character. Using the results of this study, the Town may wish to consider areas with a set of several scenic views and/or identified as a scenic corridor for designation as a scenic sub-district:

- ◆ Lower Fields Pond Road, scenic corridor and view points 5, 6 and 7
- ◆ Southern Copeland Hill Road, scenic corridor and view points 9, 11 and 14
- ◆ South Road, Nickerson Hill, scenic corridors and view points 20, 21, 22 and 23

Methodology

Methods for performing scenic resource studies range from community wide surveys in which residents are asked to share their attitudes regarding favorite views and community character to systematic surveys of scenic areas involving analysis of available maps followed by extensive field work. Following a discussion of methodologies, the Town's Open Space Committee opted for the latter. The methodology described in the SPO's 2008 Scenic Assessment Handbook was selected as a foundation for the study, with adjustments made to tailor a methodology developed for Maine's coastal regions to the particular needs of inland Holden. The Committee decided to utilize a team of outside consultants rather than local volunteers to conduct the field survey, in order to take advantage of what was perceived to be the greater objectivity offered by an outside perspective.

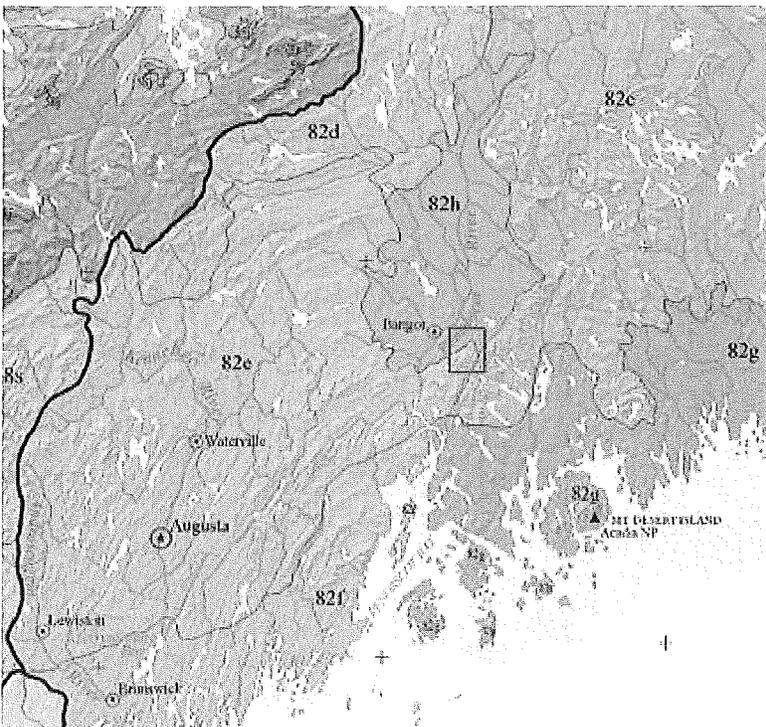
REGIONAL CONTEXT

The significance of the scenic resource, that is, whether it is common, noteworthy, or distinctive, is relative to what is found around it. In order to set parameters for evaluating Holden's scenic resources, it was necessary to first assess the regional context within which it is situated.

Because eco-regions are areas defined by similarity in ecosystems and environmental resources, the eco-regions concept can be useful in obtaining a sense of the regional context within which a scenic resource study area is situated. According to the EPA Region I "Ecoregions of New England" map¹, the Town of Holden is divided between two separate eco-regions. The southeastern portion of Holden falls within the Central Maine Embayment eco-region (82e on the map below), characterized

by rolling plains and hills, with a few areas of bogs and swamps. It serves as a transition zone between the coastal climate of the Midcoast and Downeast regions and the inland continental regions.

The northwestern portion of the town falls within the Penobscot Lowlands eco-region (82h), which is lower and flatter than surrounding areas, and characterized by deep, fine sediment and numerous bogs and swamps.



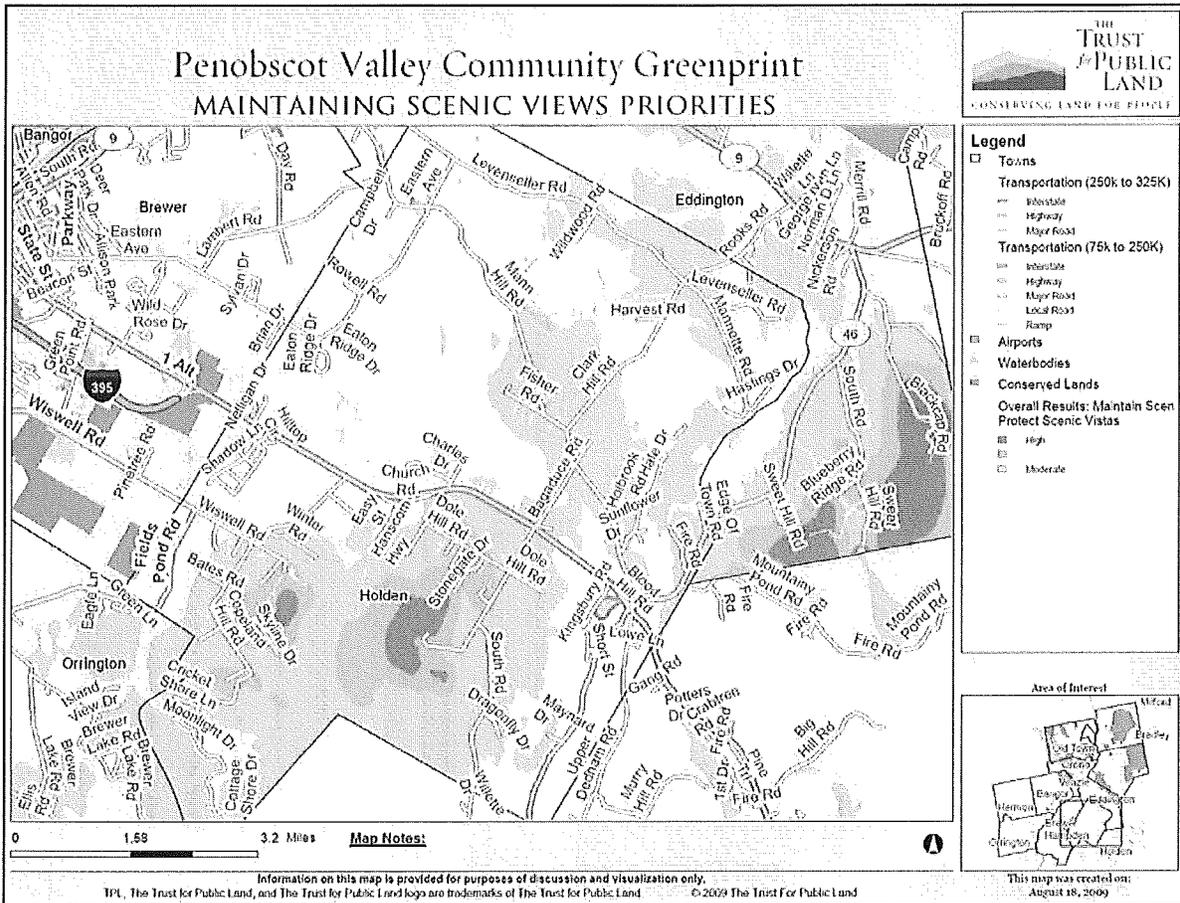
*Excerpt from the EPA Region I
"Ecoregions of New England" map
(2009) with Holden's approximate
location highlighted in red.*

¹ 2009, website: ftp://ftp.epa.gov/wed/ecoregions/ma/new_eng_front.pdf

DRAFT

To the south and east, the Eastern Maine-Southern New Brunswick Plains eco-region (82c) is characterized by a mostly low-relief landscape with some hills. Elevations are typically between 200 and 600 feet, with many peaks over 1000 feet and long, north-south oriented eskers and kames. Lakes and peatlands are numerous.

The Trust for Public Land's 2009 Penobscot Valley Community Greenprint, which included the 12 towns of Bangor, Bradley, Brewer, Eddington, Hampden, Hermon, Holden, Milford, Old Town, Orono, Orrington, and Veazie, identified several locations in town corresponding to high elevations as scenic resources of regional value that should be maintained (orange and red areas on map below).



Scenic Views Map for Holden, a regional GIS analysis, showing priority areas based on elevation.

SCORING CRITERIA

Scenic resources were assigned scores based on eight principal criteria:

1) Landform

Landform is comprised of two sub-criteria - elevation and slope. These contribute to scenic quality for several reasons: tall hills are visually prominent in contrast to surrounding low areas; views of surrounding areas are possible from high elevations; steep slopes are environmentally sensitive and

DRAFT

should be protected and also create a distinctive edge for scenic areas. Based on the Greenprint's map of scenic values to be maintained, which also takes into account the hilly terrain directly to Holden's south, it was established that elevations between 500 and 650 feet were to be considered noteworthy within the regional context, while those over 650 feet were to be considered distinctive. Slopes over 20% were considered noteworthy/distinctive.

2) Open Land

Views are not possible without areas of open, or unforested, land that create an opportunity to see beyond what is immediately in the foreground. Because much of Holden, as well as neighboring communities to the north and south, are forested, open areas such as farm fields, wetlands and ponds assume a greater distinction in contrast to the surrounding woods, adding complexity to the landscape. Large fields near the boundary of Holden and Brewer, however, suggest that fields would have to be quite large, on the order of 10 to 100 acres, to be considered noteworthy, and over 100 acres to be considered distinctive. Whether views into or across the open land are filtered or unobstructed further contribute to the score for this criterion.

3) Scenic Features

Scenic features include both natural elements, such as wetlands, distinctive landforms, or pronounced distant panoramas, or cultural features, such as historic churches, cemeteries, or old stone walls. Scenic features were scored on a sliding scale from 0 to 5, depending on the number of scenic features present, and their degree of contribution to scenic quality.

4) Water Views

Water is strongly correlated to landscape preference. Although Holden is home to parts of Brewer Lake, Holbrook Pond, and Davis Pond, these areas are generally not visible from public roads and trails. As a result, the water views considered in this study largely consisted of small residential ponds and wetlands containing open water. The degree to which water was a contributing feature to the view was factored into the scoring for this category. Water as a focal point was considered distinctive, while water as a contributing feature was considered noteworthy.

Holden Scenic Assessment Form			
Date	Viewpoint #	Location	
Field Team			
Scenic Indicators	Scoring (long form)	Score	Comments
1. Landforms	Max 10	<input type="text"/>	<i>Also check scoring on the ground observation</i>
Elevation	Below 500ft = 0 500-600ft = 10 over 650ft = 11 250ft = 2 over 20% = 5		
Slope			
2. Open Land	Max 15	<input type="text"/>	<i>Also check scoring on the ground observation</i>
Area	0-10ac = 0 10-25ac = 2 25-50ac = 10 over 100ac = 15		
Openness	0-10 = 0 10-25 = 2 25-50 = 5 50-100 = 10 100+ = 12 100+ unobstructed = 15		
3. Scenic Features	Max 5	<input type="text"/>	<i>Also check scoring on the ground observation</i>
	Not Present = 0 Present = 1-5		
4. Water Views	Max 15	<input type="text"/>	<i>Also check water feature type</i>
	Water a contributing feature = 5 Water as a focal point = 10 Focal Point = 15		
5. Landscape Character	Max 15	<input type="text"/>	<i>Also check water feature type</i>
Land Use	Agriculture = 3 Rural = 5 Urban = 10 Savanna = 5		
Roofline Character	Low = 0 Medium = 5 High = 10		
Structural Features	None = 0 Present = 3		
6. Vegetation	Max 5	<input type="text"/>	<i>Also check water feature type</i>
	Absent = 0 Present = 5		
7. Landscape Composition	Max 8	<input type="text"/>	<i>Also check water feature type</i>
	None = 0 Diversity = 1 Mystery/Suspense = 5 Pastoral = 1 Pastoral Quality = 1 Ecological Integrity = 1 Aesthetic = 1 Sensory = 1		
8. Extent & Depth	Max 10	<input type="text"/>	<i>Also check water feature type</i>
Extent	Less than 10 degrees = 0 10-20 degrees = 10 20-30 degrees = 11 30-40 degrees = 5 more than 40 degrees = 8		
TOTAL SCORE	Out of 100 Points	<input type="text"/>	

DRAFT

5) Landscape Character

Landscape character includes three sub-criteria: land use, roadside character, and settlement features, with some degree of overlap. In Holden, examples of detractors from landscape character included such things as utility corridors, incompatible architecture, dilapidated buildings, automobile-related intrusions, discarded equipment, visually obtrusive overhead utility lines along roadways, and structures blocking view corridors. Examples of contributors to landscape character in Holden included old cemeteries, preserved vernacular architecture, active agricultural uses, mature trees along the roadside, gentle curving roads, roads appropriately scaled to their setting, stone walls, and buildings with harmonious massing and height. Susceptibility to change was also noted in this category, with lower scores given to those landscapes considered more susceptible to future development or conversion to forest. Points were deducted in this category for significantly discordant elements.



6) Vegetation



Vegetation was ranked according to its degree of contribution to scenic quality. Because views of mature forest are very common in Holden, these were not awarded points in this category. Maintained fields with strongly defined wooded edges and maintained fields dotted with individual specimen trees were considered noteworthy. Landscapes displaying a high degree of ordered complexity, such as well-ordered wetland landscapes with layered edges, or maintained fields with mature roadside specimen trees, individual mature trees or orchards in the field, and a pronounced wooded edge, were considered distinctive.

7) Landscape Composition

Landscape composition is one of the more subjective criteria of the study. Each of the following sub-criteria could be worth one point, if present. Sub-criteria included diversity, mystery/surprise, naturalness, spectacular imagery, historic integrity, cohesiveness, and permanence.

8) Extent and Depth

Because it was principally designed for use in coastal areas, the SPO's methodology also considered shoreline configuration among its evaluation criteria. In inland and forested Holden, however, two features that are uniquely important are the degree to which views offered a long or wide prospect. Midground views were considered noteworthy, while views that extended to distant ridgelines in

DRAFT

neighboring towns were considered distinctive. Views offering a 60-90 degree cone of vision were considered noteworthy, while views extending from 90 to 360 degrees were considered distinctive.

STUDY PARAMETERS

Public Access

Although Holden is home to many scenic water resources and hilltops offering extensive vistas, these areas are not all accessed or viewed by public roads and rights-of-way. Only those scenic views and road corridors accessible from within the public right-of-way or from public lands were evaluated in this study. The result of this constraint is that many of Holden's finest scenic resources cannot be evaluated as a public resource.

Seasonal Views

The Scenic Assessment Handbook discusses the evaluation of scenic views by season, to account for changes in vegetation and visibility. This study was limited in its initial timeframe, and fall and winter views are not accounted for. However, additional inventorying and assessment of other seasonal views could be amended to this study.

Views from Water

There are examples in Maine of scenic analysis and the regulation of views from publically accessed water bodies, such as from ponds, lakes, and rivers. An analysis of scenic views from Holden's lakes and ponds has not been conducted at this time, but could be added to the scenic views assessment.

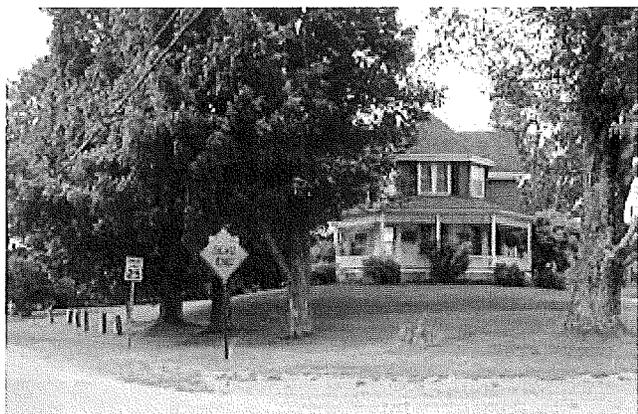
PROCESS

The planning and assessment process employed by the study was made up of four principal components:

- ◆ Public involvement
- ◆ Map analysis
- ◆ Field evaluation
- ◆ Determination of scenic resource significance

Public Involvement:

- ◆ On March 30, 2011 a kick-off meeting was held at the Holden Town Offices. The Town's Open Space Committee met with the consultant team to discuss preliminary evaluation criteria for the scenic view assessment. A methodology and timeline for the project as well as project objectives and anticipated outcomes were reviewed. Participants drew on maps to indicate places considered to have scenic value for inclusion in the study.



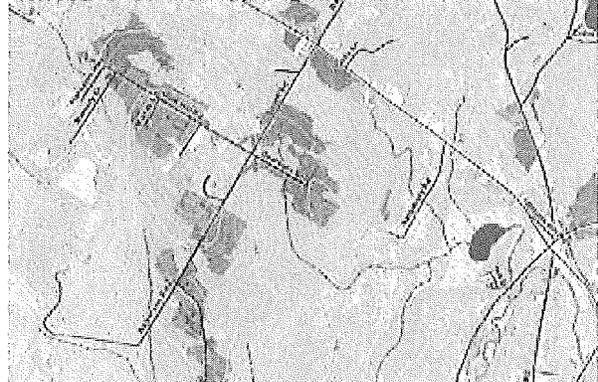
DRAFT

- ◆ Following the meeting, a draft scenic assessment evaluation form was distributed to the Town for review and comment on criteria and scoring. The Town supplied a map distinguishing private from public roads.
- ◆ On October 13th, 2011, following the scenic views evaluation and a preliminary determination of scenic resource significance, a second meeting was held with the Town's Open Space Committee to review the preliminary determination of scenic resource significance, obtain feedback on the draft report, and discuss GIS mapping of scenic resources.

Map Analysis:

Prior to evaluating scenic views in the field, maps of Holden were consulted to identify areas characterized by high elevations, steep slopes, open land, and potential water views.

- ◆ Using GIS software, contour data provided by OGIS-ME was analyzed to identify elevations between 500 and 650 feet (noteworthy) and elevations over 650 feet (distinctive).
- ◆ Using GIS software, slopes were analyzed to identify areas steeper than 20% (noteworthy/distinctive).
- ◆ Using GIS software, open fields and wetlands were measured directly from 2009 sid orthophotography to identify areas of open land between 10 and 100 acres (noteworthy) and over 100 acres (distinctive).
- ◆ Stream and wetland crossings were noted for consideration in the field evaluation.



See next section for further description of maps.

Field Evaluation:

On July 20, 2011, Amanda Bunker and Jennifer Claster of Wright-Pierce conducted a thorough field review of scenic views accessible from public roadways in the Town of Holden. Criteria evaluated and features noted included:

- ◆ Distinctive landforms
- ◆ Whether views into or across open land were filtered or unobstructed
- ◆ Presence and contribution of scenic features
- ◆ Presence and contribution of water views
- ◆ Contribution of land use, roadside character and settlement features
- ◆ Contribution of vegetation
- ◆ Presence of contributors to landscape composition
- ◆ Extent and depth of views



DRAFT

In addition to scoring the above criteria, the field team recorded descriptions for each category; mapped the direction of view, width of view, and viewpoint or scenic corridor; and photographed each view.

Follow-up field work was conducted on August 30, 2011, by Amanda Bunker, for purposes of evaluating additional scenic views not assessed on the previous visit, and to gather additional information or photographs on previously evaluated views.

Following the field review, Google Earth terrain and DeLorme's 2001 Maine Atlas and Gazetteer were consulted to verify, and in some cases, identify, which landforms had been visible from scenic viewpoints. GIS slope and elevation maps were also consulted to verify whether distinctive slopes or elevations were visible from scenic viewpoints.

Determination of Significance:

A total of 100 points was the hypothetical maximum possible for each viewpoint scored. Views were initially sorted by score into categories based on the SPO methodology's thresholds of significance.

Determination of Significance - SPO Scenic Assessment Handbook, October 2008

- ◆ **0 - 30 Points: No Significance**
- ◆ **30-50 Points: Local (Townwide) Significance**
- ◆ **50-70 Points: Regional (but not Statewide) Significance**
- ◆ **70+ Points: Statewide or National Significance**

For the purpose of interpreting DEP's Scenic Impact Rules, views that people travel to from other parts of the country or state in order to enjoy their scenic quality are considered to have national or statewide significance, respectively.

After further consideration, the project team arrived at the following determination of significance:

Determination of Significance - Holden Scenic Resources Study, October 2011

- ◆ **0 - 35 Points: Scenic**
- ◆ **35-50 Points: Noteworthy**
- ◆ **50-70 Points: Distinctive**
- ◆ **70+ Points: Potential State Significance**

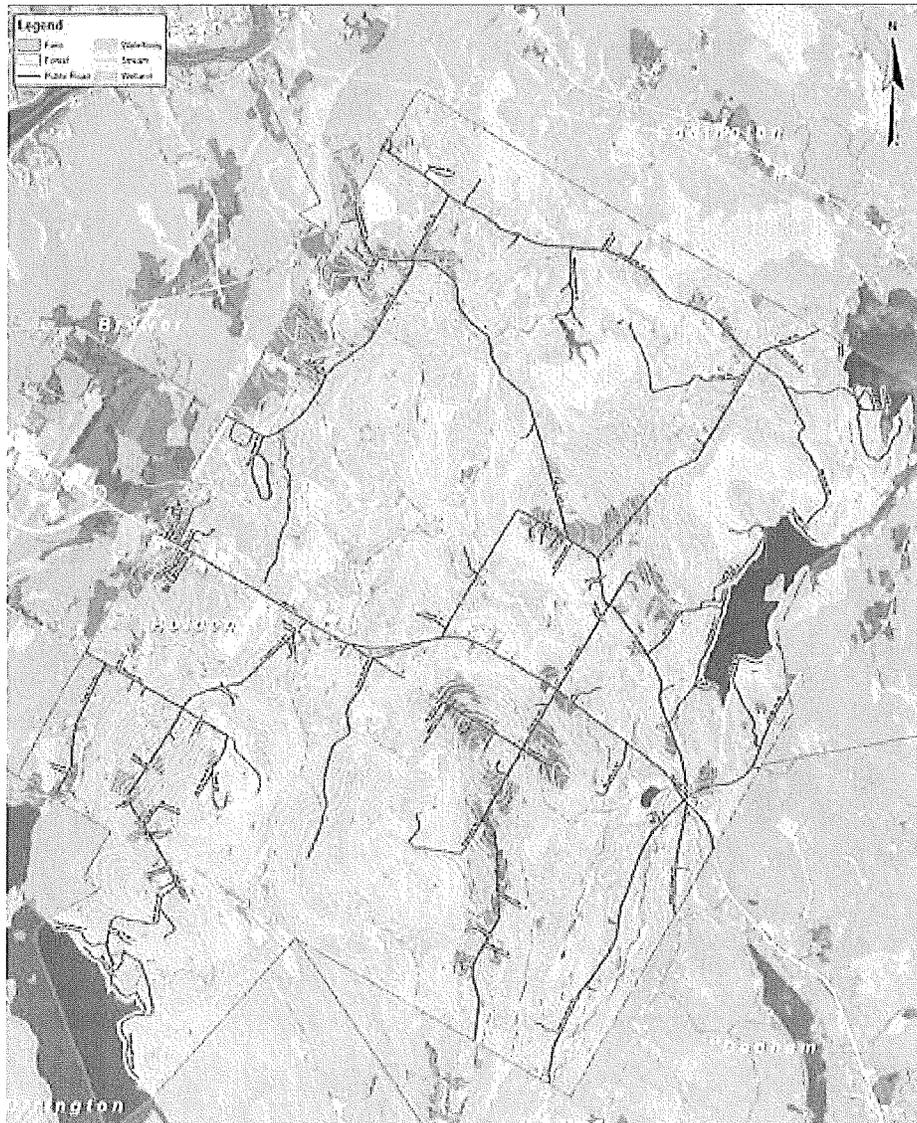
DRAFT

Mapping

Mapping data was used to supplement the field assessment. As described above, elevation and slopes, and open land and waterways were all taken into consideration in the scoring of scenic views. The use of GIS software enabled a digital analysis of slopes over 20% and the calculation of acreage of open areas.

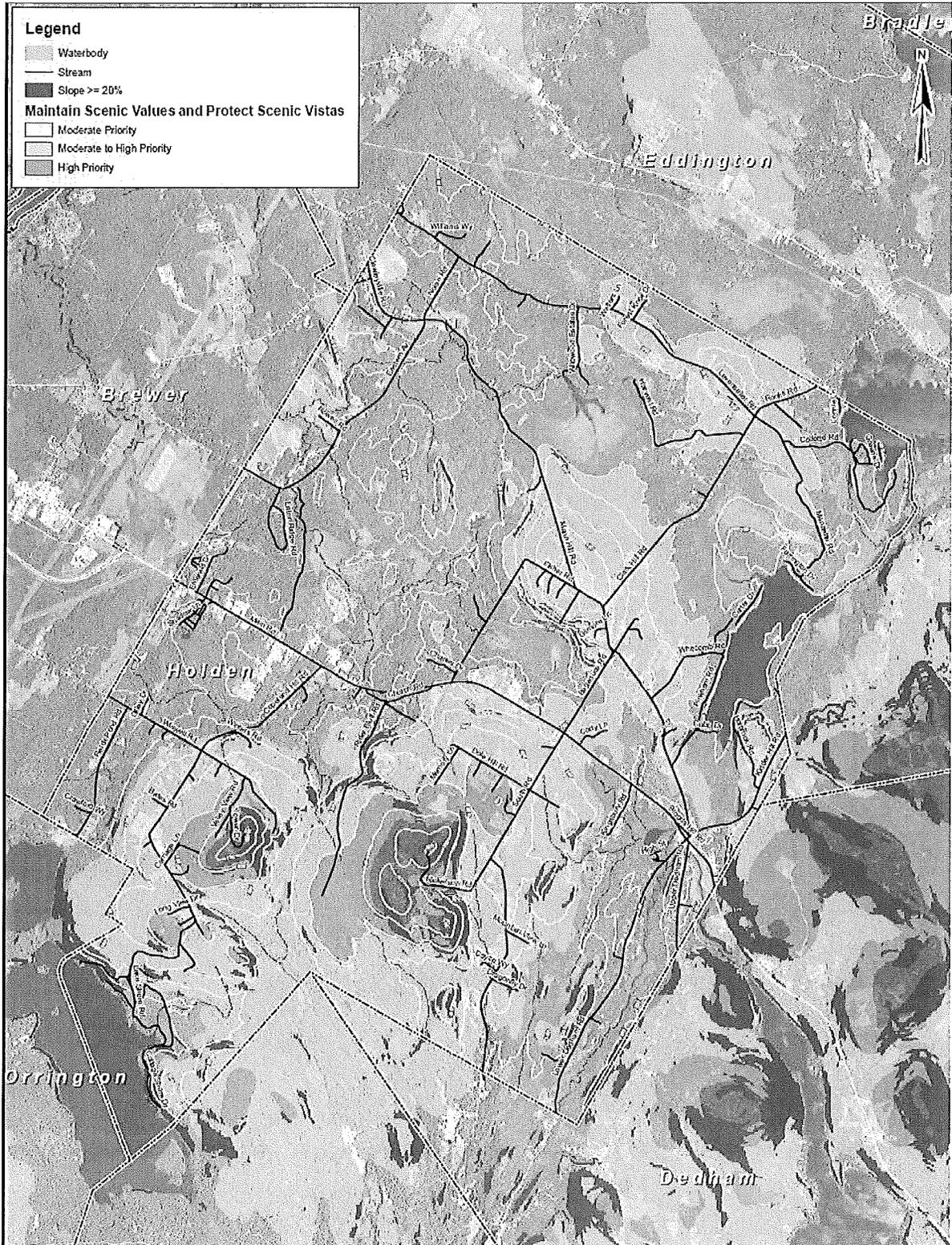
The location and scoring of Holden's scenic views has also been recorded on a scenic views map. This map was modeled after the scenic views maps from the Gateway 1 scenic assessment (Route 1 through mid-coast Maine).

OPEN LAND AND PUBLIC ROADS



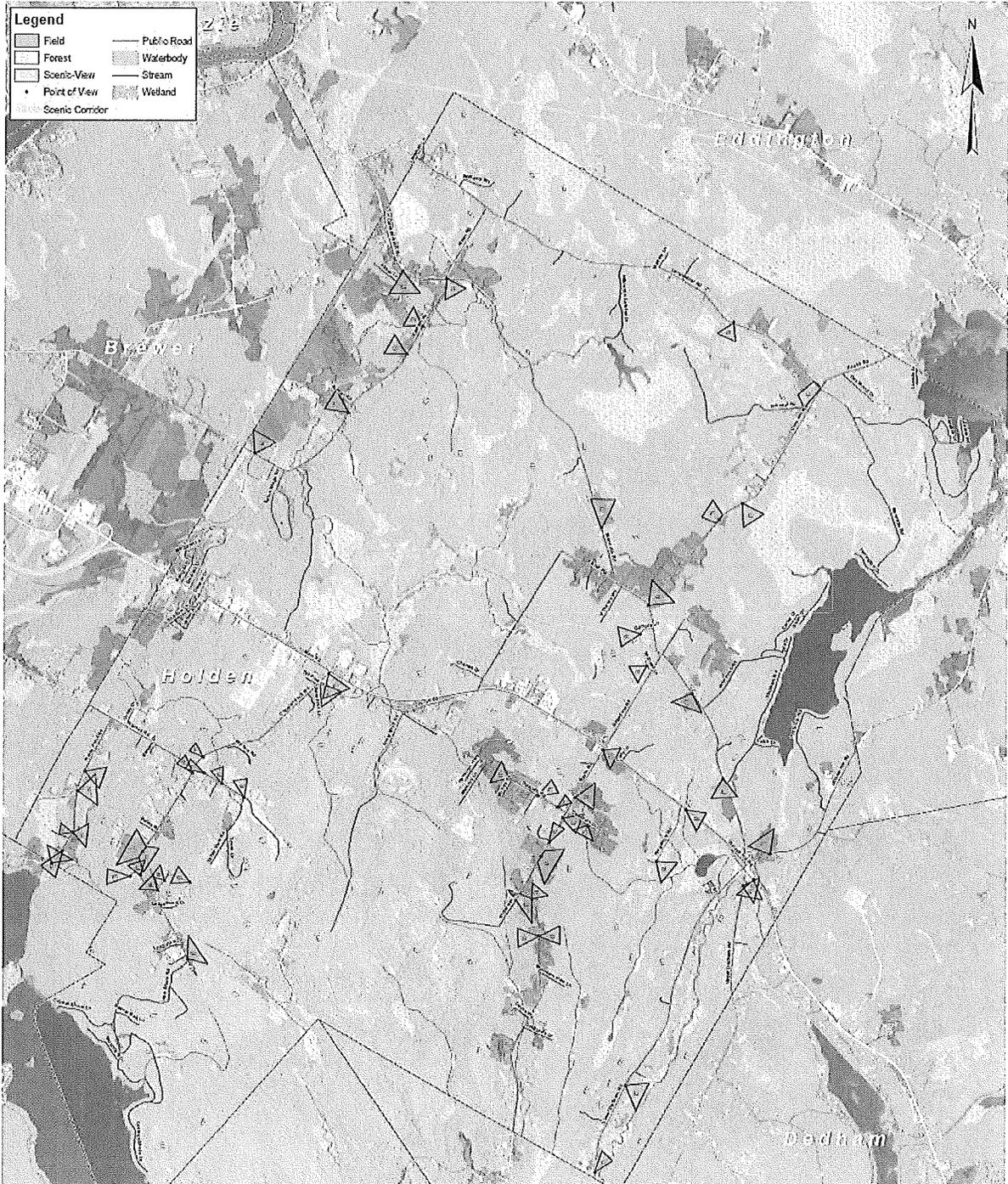
DRAFT

ELEVATION AND SLOPES



DRAFT

SCENIC VIEWSHEDS AND CORRIDORS



DRAFT

Scenic Views Assessment

There is a wide range of scenic resources in Holden. This study identifies what qualities are most important to Holden's scenic character, and identifies and rates each scenic view to determine which scenic resources are the most significant.

OVERALL MOST DISTINCTIVE VIEWS

The most distinctive and highest ranking views in Holden are characterized by a backdrop of ridges and hillsides, open and well maintained fields, open water, cultural elements, and a lack of development within the viewshed. The photographs below are only a representative "snapshot" of the scenic character at these locations; descriptions are provided as to the qualities of these scenic views that make them distinctive to Holden.



The highest rated view in Holden, this view is a multi-dimensional landscape which includes a wide view to the Dedbam Hills, well maintained field/lawn, and a historic home with stonewalls and orchard.



With water and the nearby Dedbam Hills as the dominant features in this view, this view represents the only one in the "Distinctive" category where any structure is visible. In this case, the structure does not detract significantly enough to affect the quality of the view.

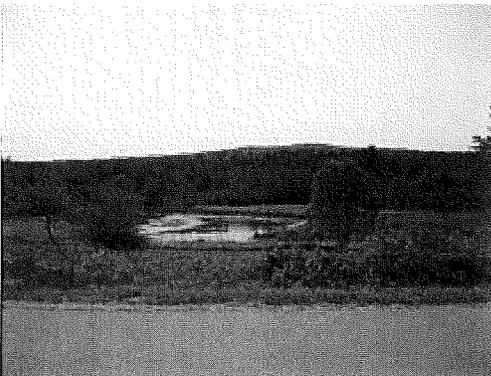


Another of Holden's most distinctive views is this farmstead on Copeland Hill Road. The panoramic view of the distant landscape, combined with the agricultural land use and historic homestead, make this a unique and high-ranking scenic view.

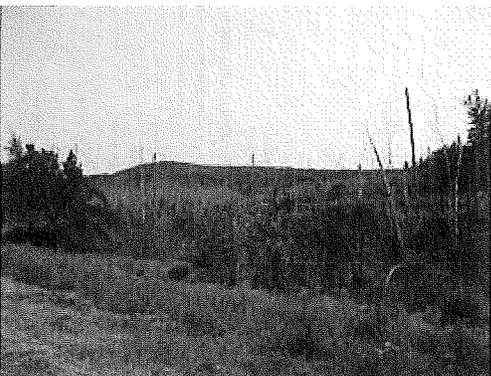
DRAFT



This view on South Road again represents the most valuable characteristics of Holden's rural landscape: distant hills, open fields, and a lack of development.



The presence of water in this multi-dimensional view raises the score, as does the backdrop of Copeland Hill.



This large wetland along Main Road at the southern border of Holden offers a wide view to the distant hills with varied vegetation in the foreground.

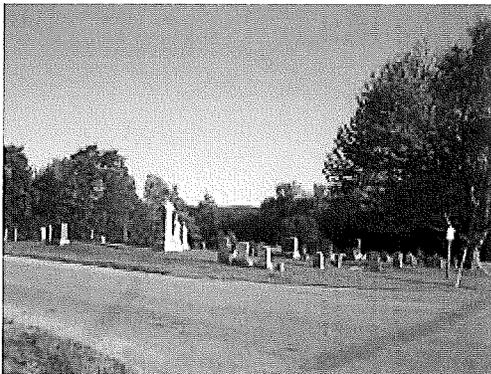


On Kidder Hill Road, this distinctive view possesses much more rolling topography in the mid-ground than is typical in Holden. Combined with the well maintained open fields, this is a high-ranking scenic view.

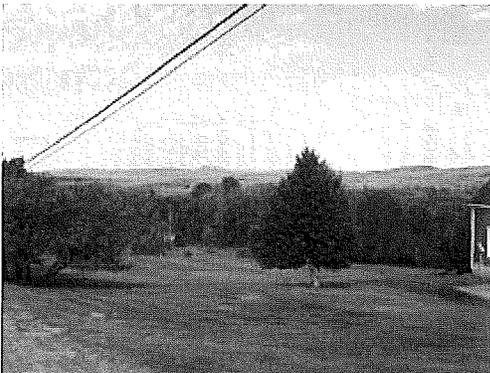
DRAFT



The high elevation of sections of Mann Hill Road, such as in this view, affords views to hills and distant landscapes in many places where open fields abut the roadway. The fields themselves are typical of Holden's rural character.



The Clewleyville Cemetery is an important cultural element in this view, further enhanced by the glimpses of distant hills in the background.



At the top of Mann Hill and Clark Hill Roads is a panoramic view that is afforded in very few publicly accessible places in Holden. Although the roadside development has some impact on the view, the overall depth and extent of the view is significant.

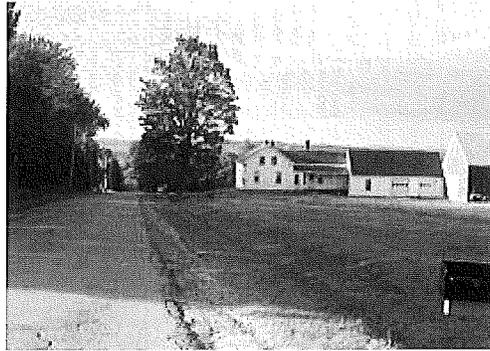
VIEW TYPES AND RATING

Many of Holden's inventoried scenic views can be grouped according to similar features and characteristics. These view types are described below, along with the types of scoring they would likely receive.

1) Panoramic, Distant Views

There are only a few places in town where there are open fields offer a wide view (>60 degrees) to the distant hills and landscape. These views score higher under the "Extent and Depth" category and receive higher points under "Scenic Features".

DRAFT



2) Views with Water

Views that include open water are not common from Holden's public ways, although there are a number of highly scenic water views on private roads. Views such as open water associated with wetland and streams are given additional points under the "Water Views" category, particularly as these types of view are both more scarce in town and generally rate higher in landscape preference.



3) Managed Landscapes

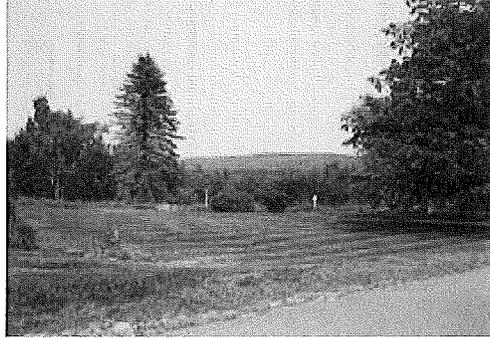
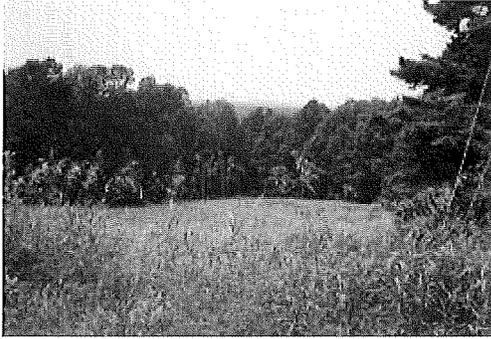
The scoring of a scenic view is not only about the content and context, but about the condition. Landscape preference study shows that people do not place as high a value on landscapes that lack neatness and order. The photos below show an actively managed, higher rated field (left) and lower rated field that shows the beginning signs of becoming overgrown (right). This criteria holds true of residential landscapes as well, where poorly maintained and/or cluttered yards will detract from the quality of a scenic view.



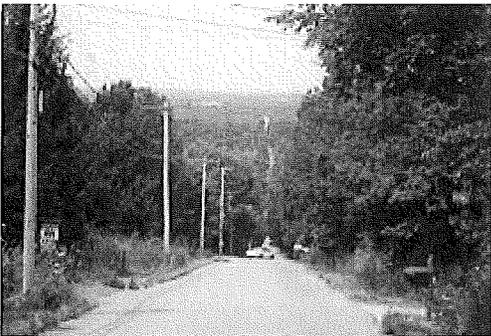
DRAFT

4) Narrow, "Glimpse" Views

On many of Holden's roads one can find a glimpse to the surrounding hills through smaller fields and open lawns and house lots. These view types do not receive as high a score as views with more extent, but will gain some points under "Scenic Features" and under "Landform" if the landform seen is regionally a high point of land.



There are also several roadways which offer narrow, distant views of the landscape. The majority of these views are not significant enough to be rated as a scenic view, although a few were included under the Common views category, and others were shown on the Scenic Views Map as scenic road corridors.



5) Filtered Views

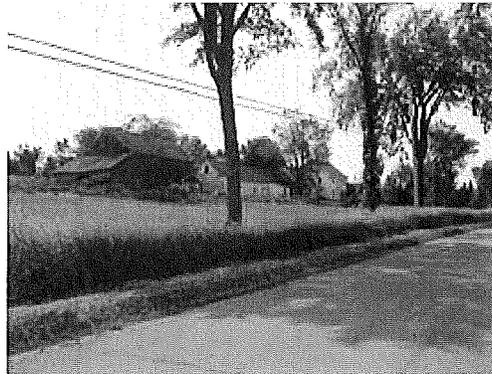
Similar to the narrow "glimpse" views, there are a few locations where sections of road offer very filtered views to distant hills. These view corridors typically did not afford enough of a view through the vegetation to be significant, but were noted on the Scenic Views Map as scenic road corridors. Such corridors could be evaluated during winter months as there may be increased visibility seasonally.

DRAFT



6) Cultural Elements

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



7) Vegetation

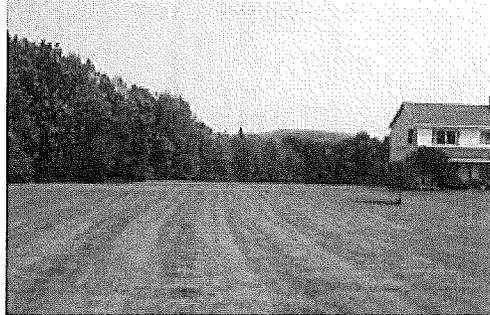
The natural vegetation itself is part of the scoring criteria. As noted previously, landscapes with stands of trees in a maintained lawn or field rate high in general landscape preference, and there are several scenic views where the character of the vegetation is contributing to the overall quality.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



DRAFT

8) Views with Residential Development

There are a number of scenic views afforded by open residential lawns that look out to distant hills. With the residential elements in the fore- or mid-ground, these views typically do not receive as high a score as views without development, but are weighted according to how much the residential use detracts from the scenic character. This is reflected under the "Landscape Character" category's scores, where views that are highly dominated by the residential use may receive no points or even negative points.



9) Negative Impacts of Development

In addition to built lots impacting scenic quality, other types of development in the landscape effect scenic views. Highways such as Main Road and power line corridors are examples of negative impacts on scenic character, and receive lower scores under "Landscape Character".



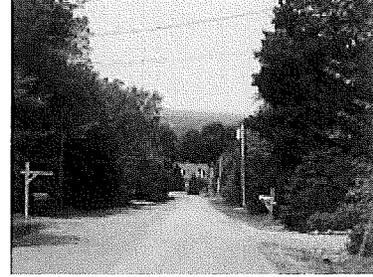
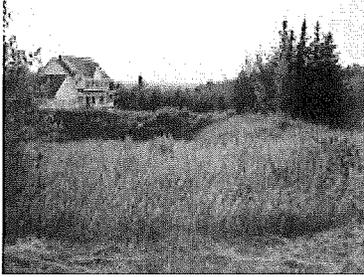
The photos below illustrate negative impacts of development on scenic views; hillsides where houses are visible, and views where the foreground development is highly detracting, have diminished scenic quality.



DRAFT

SCENIC VIEWS

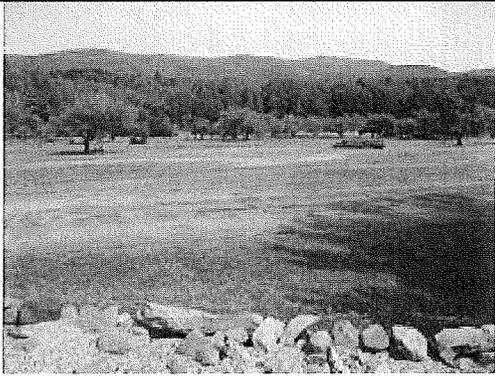
Many of the views that were assessed during the field assessment subsequently fell into the "Scenic" category upon final evaluation, denoting views that were scenic but more common in nature to Holden. Scenic Views typically include very narrow views or glimpses to distant hills, smaller open fields without views to hills or cultural elements, or views more heavily dominated by development as a negative impact.



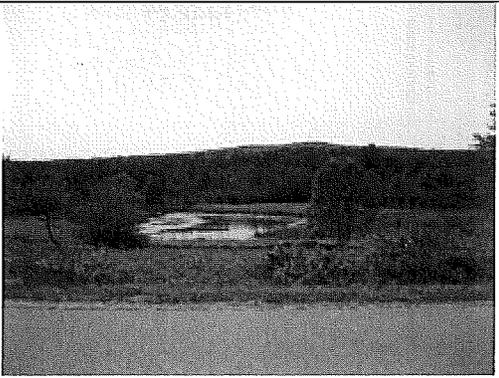
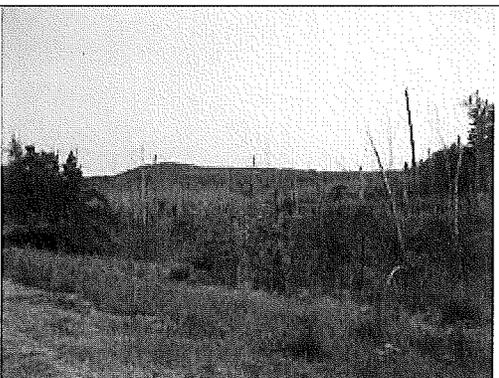
DRAFT

SUMMARY TABLE

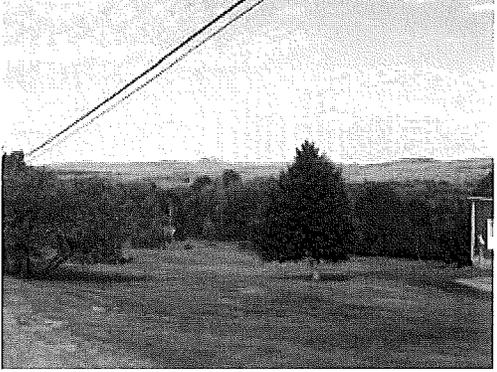
The table below shows representative photos of each of the scenic views inventoried as part of this study. Views are organized under three categories, Distinctive (scoring 50 points or greater), Noteworthy (35 to 50 points), and Scenic (less than 35 points). The specific scoring for each view may be found in the companion document, Scenic Assessment Forms.

DISTINCTIVE (50+)			
Score	View #	Location	Photo
73 Distinctive	#23	South Road	
67 Distinctive	#34	Upper Dedham Road	
60 Distinctive	#9	Copeland Hill Road	

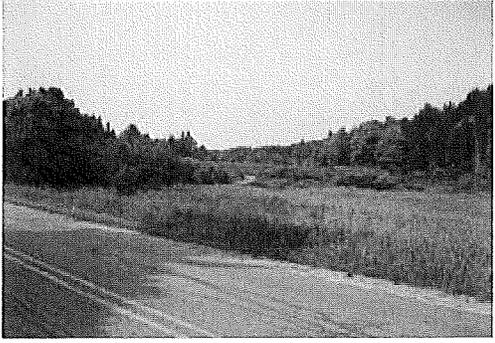
DRAFT

60	#22	South Road	
Distinctive			
60	#2	Copeland Hill Road	
Distinctive			
59	#37	Main Road	
Distinctive			
57	#38	Kidder Hill Road	
Distinctive			

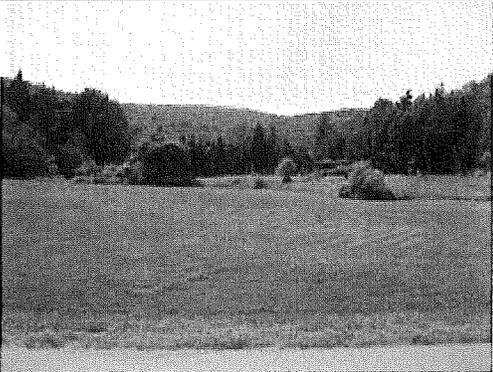
DRAFT

55 Distinctive	#40	Mann Hill Road	
55 Distinctive	#52	Eastern Avenue / Mann Hill Road	
51 Distinctive	#43	Clark Hill Road / Main Road	

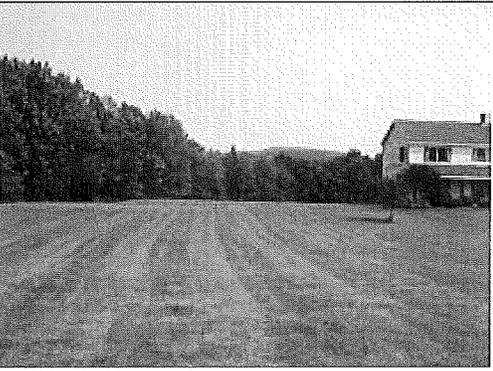
DRAFT

NOTEWORTHY (30-50)			
Score	View #	Location	Photo
48 Noteworthy	#7	Fields Pond Road	
47 Noteworthy	#30	South Road	
45 Noteworthy	#35	Lower Dedham Road	
45 Noteworthy	#4	Fields Pond Road	

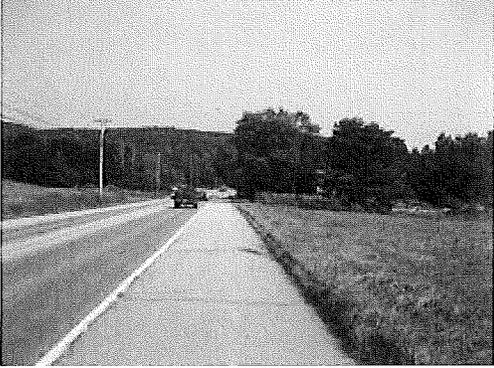
DRAFT

44 Noteworthy	#53	Mann Hill Road	
43 Noteworthy	#21	South Road	
43 Noteworthy	#31	Main Road / South Road	
42 Noteworthy	#25	South Road / Dearborn Road	

DRAFT

42 Noteworthy	#44	Clewleyville Road	
41 Noteworthy	#6	Fields Pond Road	
40 Noteworthy	#15	Sunset Drive	
38 Noteworthy	#20	South Road	

DRAFT

37 Noteworthy	#11	Carriage Road	
36 Noteworthy	#33	Main Road	
35 Noteworthy	#14	Copeland Hill Road	

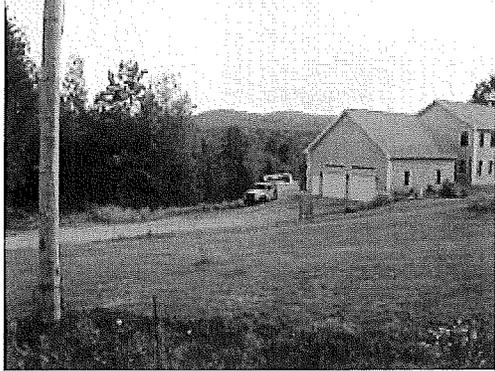
DRAFT

SCENIC (<35)			
Score	View #	Location	Photo
34	#54	Eastern Avenue	
Scenic			
34	#47	Eastern Avenue	
Scenic			
33	#1	Copeland Hill Road	
Scenic			
32	#27	Dole Hill Road	
Scenic			

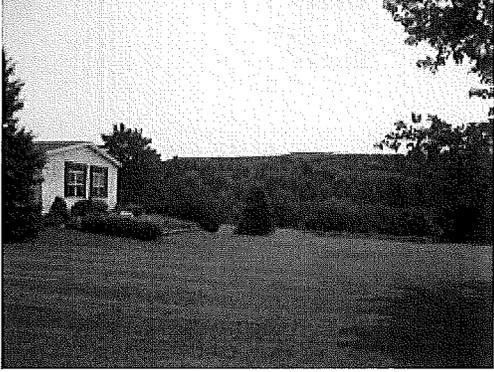
DRAFT

32 Scenic	#28	Dole Hill Road	 A black and white photograph showing a dirt road curving through a grassy field. In the background, there are several trees, including a prominent evergreen, and a low ridge or hill under a clear sky.
32 Scenic	#29	Dole Hill Road / South Road	 A black and white photograph of a grassy field with a utility pole in the foreground on the left. The background features a line of trees and a distant hill.
30 Scenic	#10	Copeland Hill Road	 A black and white photograph of a wide, grassy field. A large, dark tree stands on the right side, and a low hill is visible in the background.
28 Scenic	#32	Kingsbury Road	 A black and white photograph of a dirt road leading through a field. A small white structure is visible in the distance on the left, and a hill is in the background.

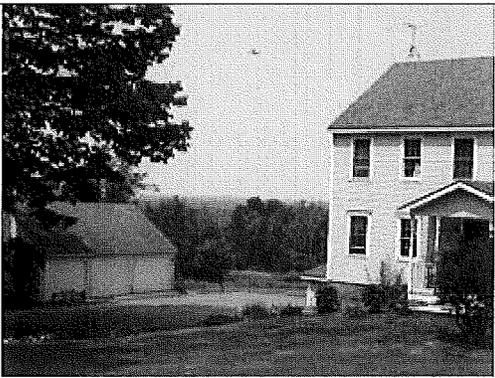
DRAFT

28 Scenic	#41	Railroad Lane	
28 Scenic	#51	Levenseller Road	
28 Scenic	#18	Wiswell Road	
27 Scenic	#39	Mann Hill	

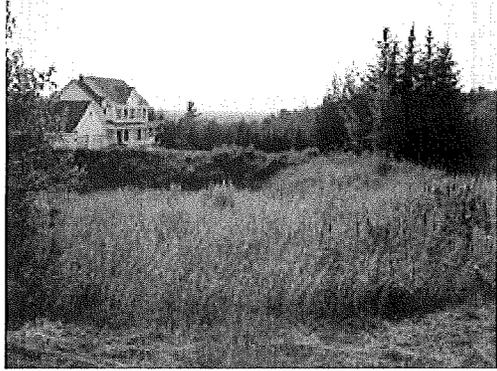
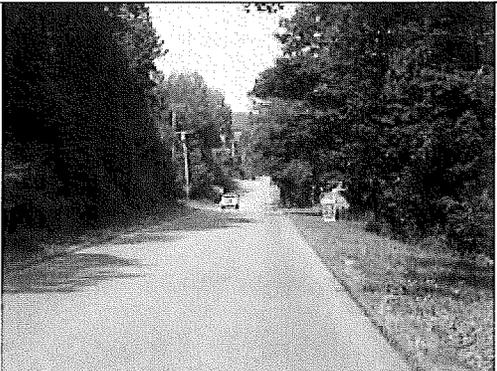
DRAFT

27 Scenic	#48	Clark Hill Road	
27 Scenic	#8	Fields Pond Road	
26 Scenic	#26	Dearborn Road	
25 Scenic	#17	Wiswell Road	

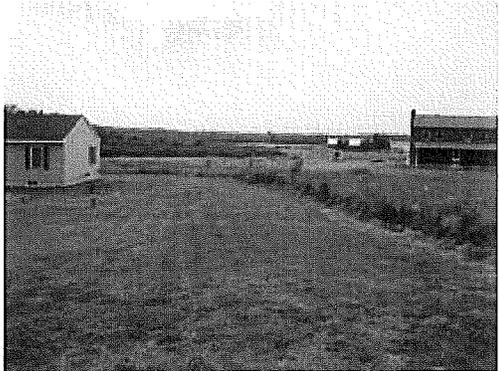
DRAFT

24 Scenic	#12	Skyline Drive	
22 Scenic	#50	Clark Hill Road / Levenseller Road	
22 Scenic	#13	Carriage Lane	
21 Scenic	#49	Clark Hill Road	

DRAFT

21 Scenic	#42	Gilmore Lane	
21 Scenic	#36	Lower Dedham Road	
19 Scenic	#19	Wiswell Road	
18 Scenic	#24	South Road	

DRAFT

18	#5	Fields Pond Road	
Scenic			
16	#46	Eastern Avenue	
Scenic			
14	#45	Eastern Avenue	
Scenic			
14	#16	Copeland Hill Road	
Scenic			

DRAFT

12	#3	Copeland Hill Road	
Scenic			

DRAFT

Using the Scenic Resources Study

This inventory and assessment of Holden's scenic views provides a comprehensive evaluation of the town's scenic resources. These resources are important to the town's character, which may have implications for the local economy and workforce. Further, this assessment helps to establish priorities for the protection of scenic resources.



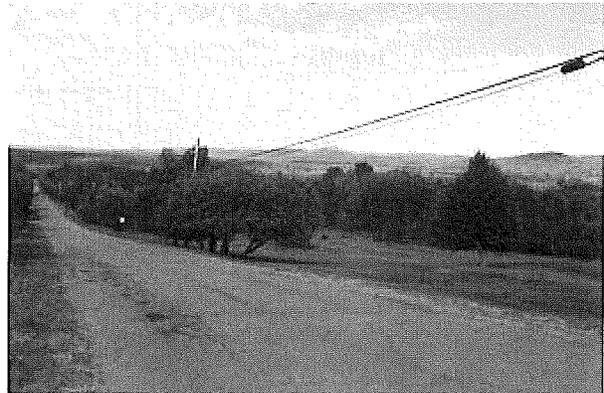
This study is a guiding document, similar to the Comprehensive Plan and Open Space Plan. While not a regulatory document, it will serve as a basis for municipal efforts to protect public resources. In order to effectively be used as such, this Scenic Resources Study must be adopted by the legislative body.

There may be several uses and implications for this scenic resources study,, including:

- ◆ Local conservation efforts, such as through the Land Trust
- ◆ Identification of scenic resources per the Natural Resource Protection Act (chapter 375)
- ◆ Supporting local marketing and promotion for attracting new businesses or supporting local/regional tourism
- ◆ Potential access to grant funds to support scenic and/or natural resources
- ◆ Providing consistent data for purposes of development review
- ◆ Informing site analysis for proposed highway improvements, communications towers or wind energy facilities (Wind Power Law, Title 35-A MRSA Ch. 34-A)

REGULATORY IMPLICATIONS

The Town's existing development review process allows for the assessment of the impacts of new development on scenic and other resources. This study provides further detail as to which scenic resources are of highest value, and why, which helps to further clarify this part of the review process. The more precise the descriptions and locations of the scenic resources, the more likely they can be protected, and town regulations and board decisions be upheld in court.



There are a number of strategies that can be employed to protect scenic resources, from overlay zones, to mandatory conservation subdivisions, to acquisition of conservation easements, to enhanced standards in land use ordinances. In addition, refinement of the existing regulations or enhance regulatory protection of scenic resources. The State Planning Office's publication, "Protecting Local Scenic Resources" provides guidance on performance standards and other measures for protecting scenic views, and is a good starting point.

DRAFT

Other implications to keep in mind are that new private development is not the only threat to scenic resources. Municipal projects including road work, tree clearing, buildings and other facilities can impact these resources as well.

FUTURE UPDATES TO THIS STUDY

This study was conducted during summer months with trees and vegetation in full leaf. The Town may wish to amend this study by conducting an additional inventory during winter months when bare trees increase visibility. Consistent methodology and scoring criteria must be used.

