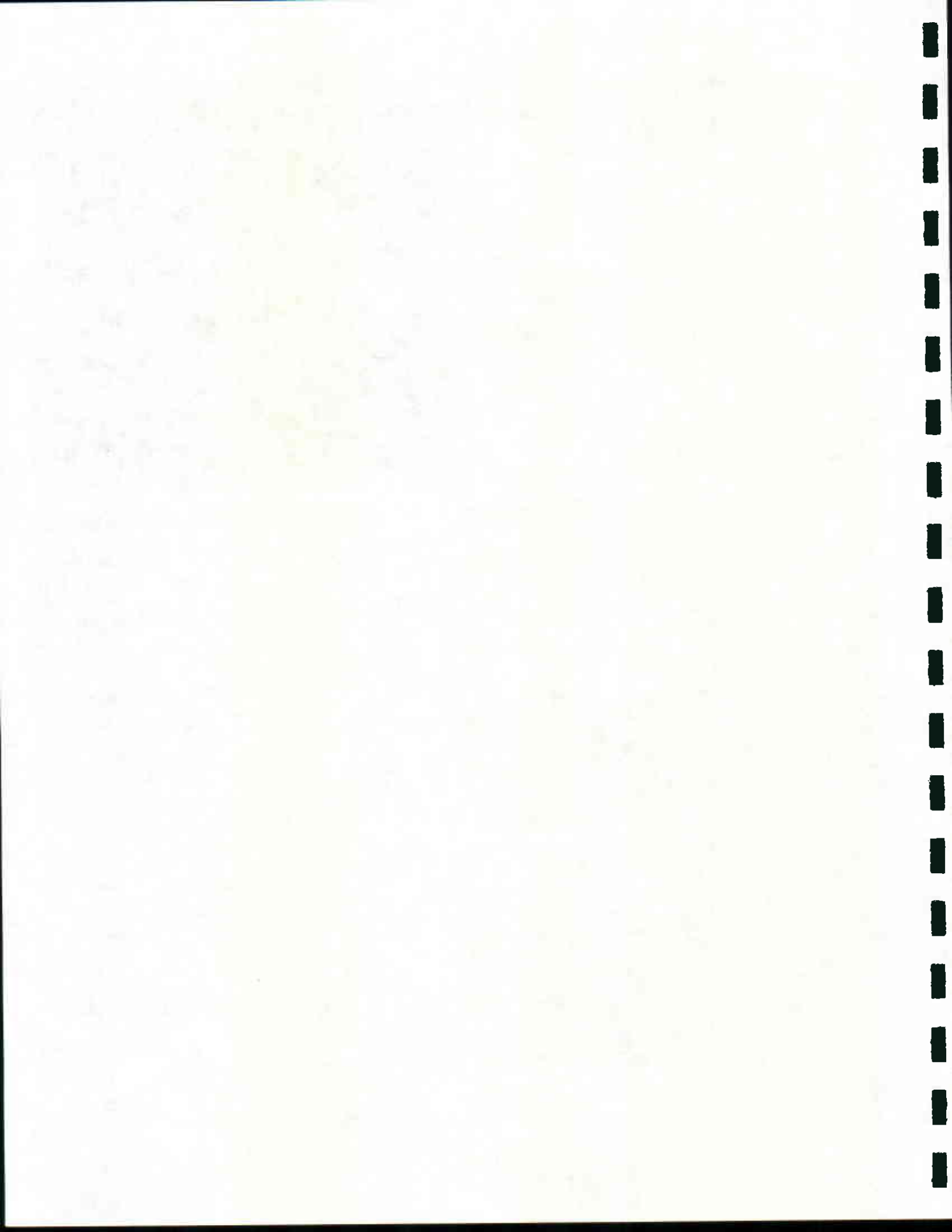


WEST PENOBSCOT BAY



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

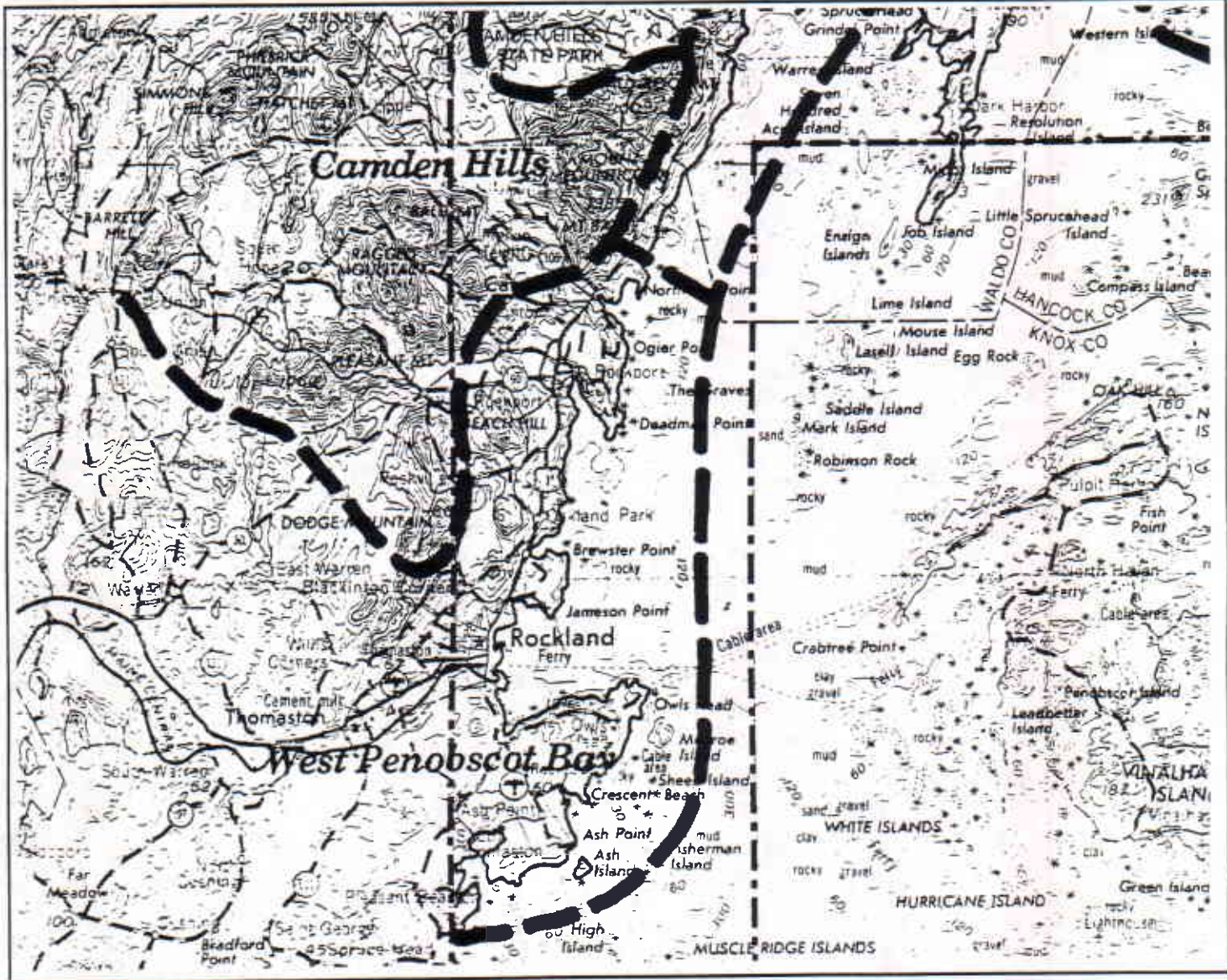
Sub-Region West Penobscot Bay Towns Owl's Head/Rockland/Rockport/Camden County Knox
1989 Coastal Scenic Inventory
Maine State Planning Office

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)



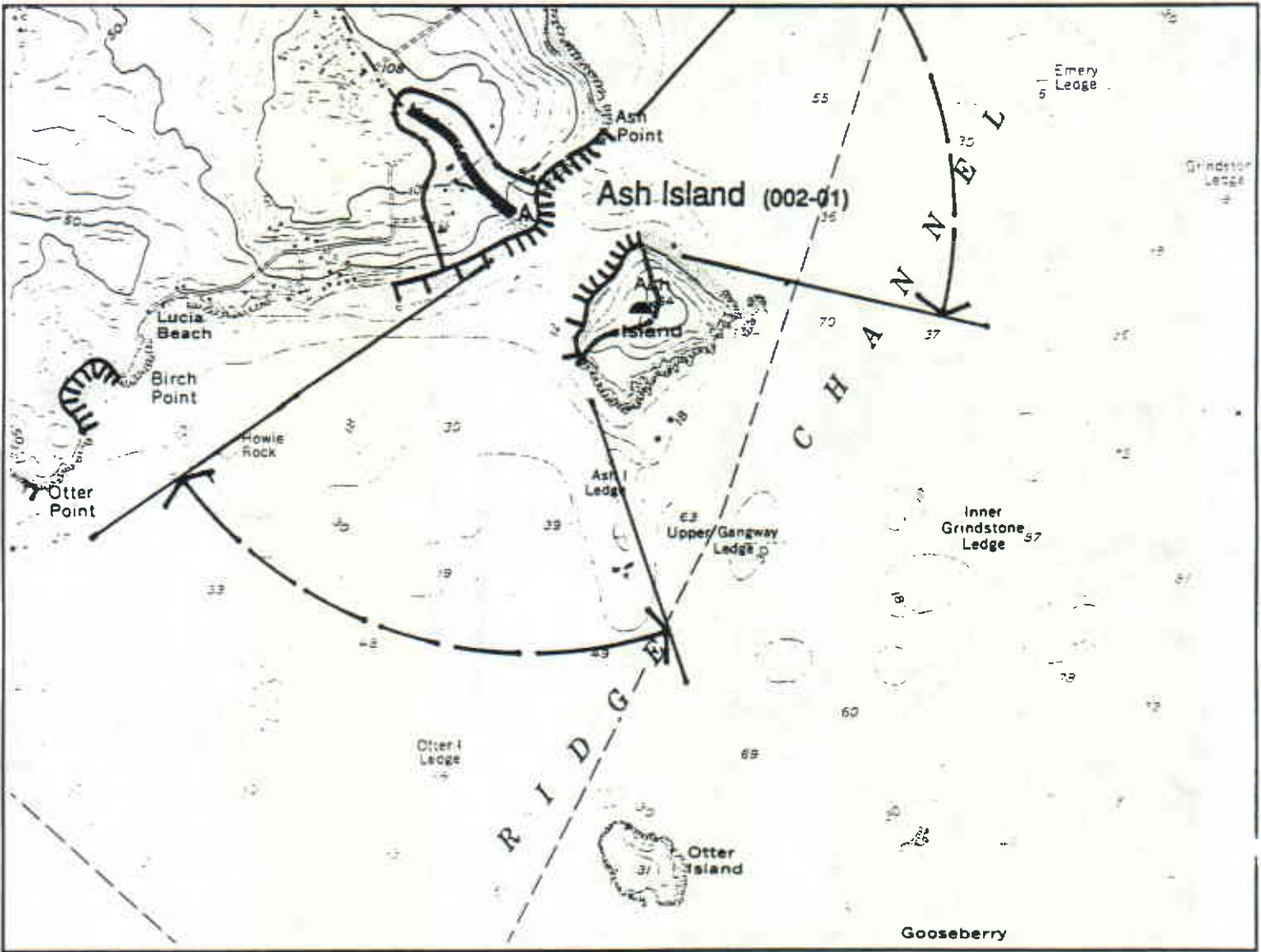
Scenic Area Evaluation Form

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	Desktop Subtotal
	9		6.Landscape Character
			Land Use 3
			Roadside Characteristics 3
			Settlement Characteristics 3
	6		7.Vegetation
X	9		8.Composition & Effect
	66		Total Score
3			Special Interest

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.



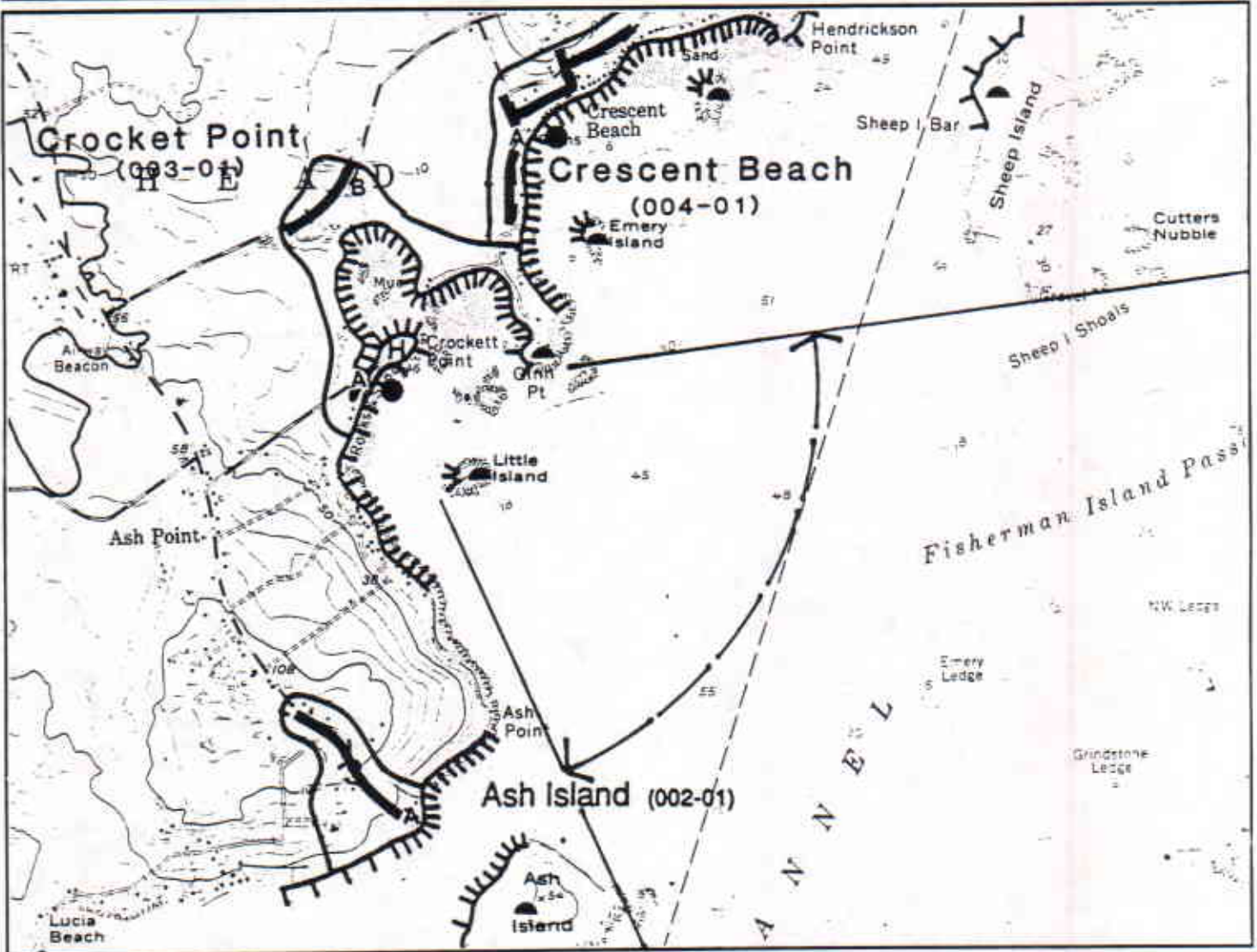
Scenic Area Evaluation Form

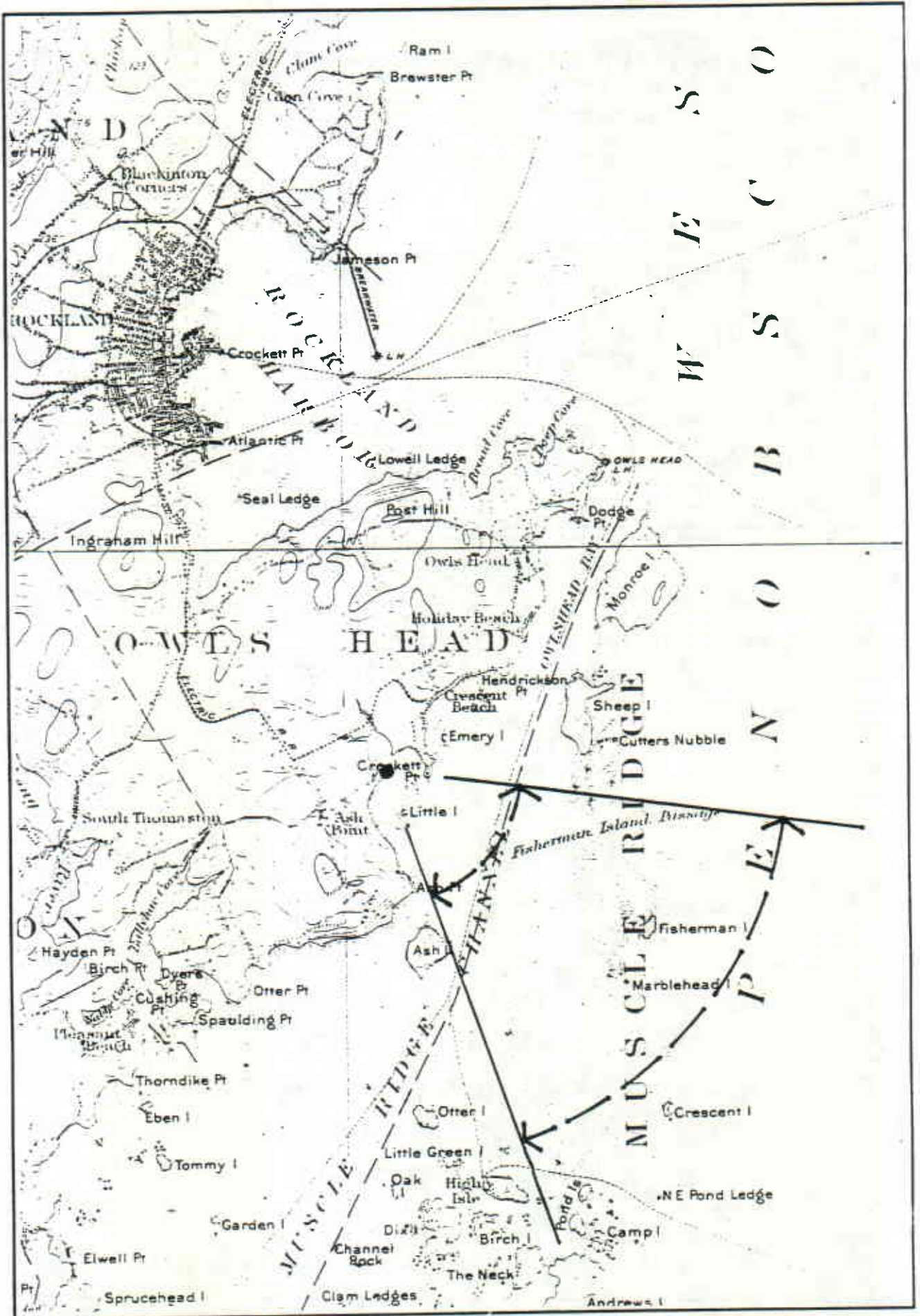
Scenic Area **Crockett Point** Code **003-01** Town(s) **Owls Head County Knox**
 1989 Coastal Scenic Inventory Maine State Planning Office

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	Desktop Subtotal
	14		6.Landscape Character
			Land Use 7
			Roadside Characteristics 1
			Settlement Characteristics 6
	9		7.Vegetation
	9		8.Composition & Effect
	74		Total Score
2			Special Interest

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.





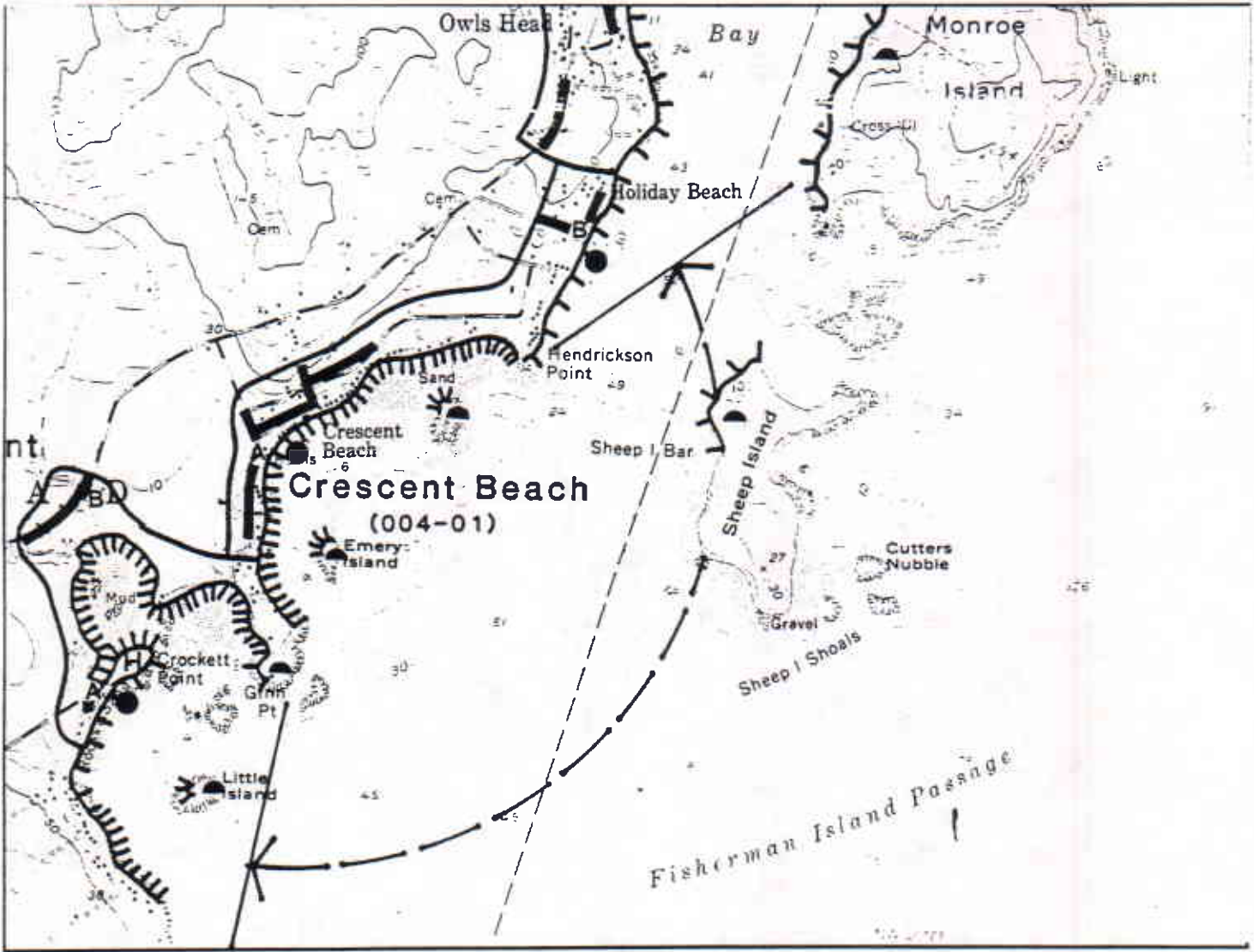
Scenic Area Evaluation Form

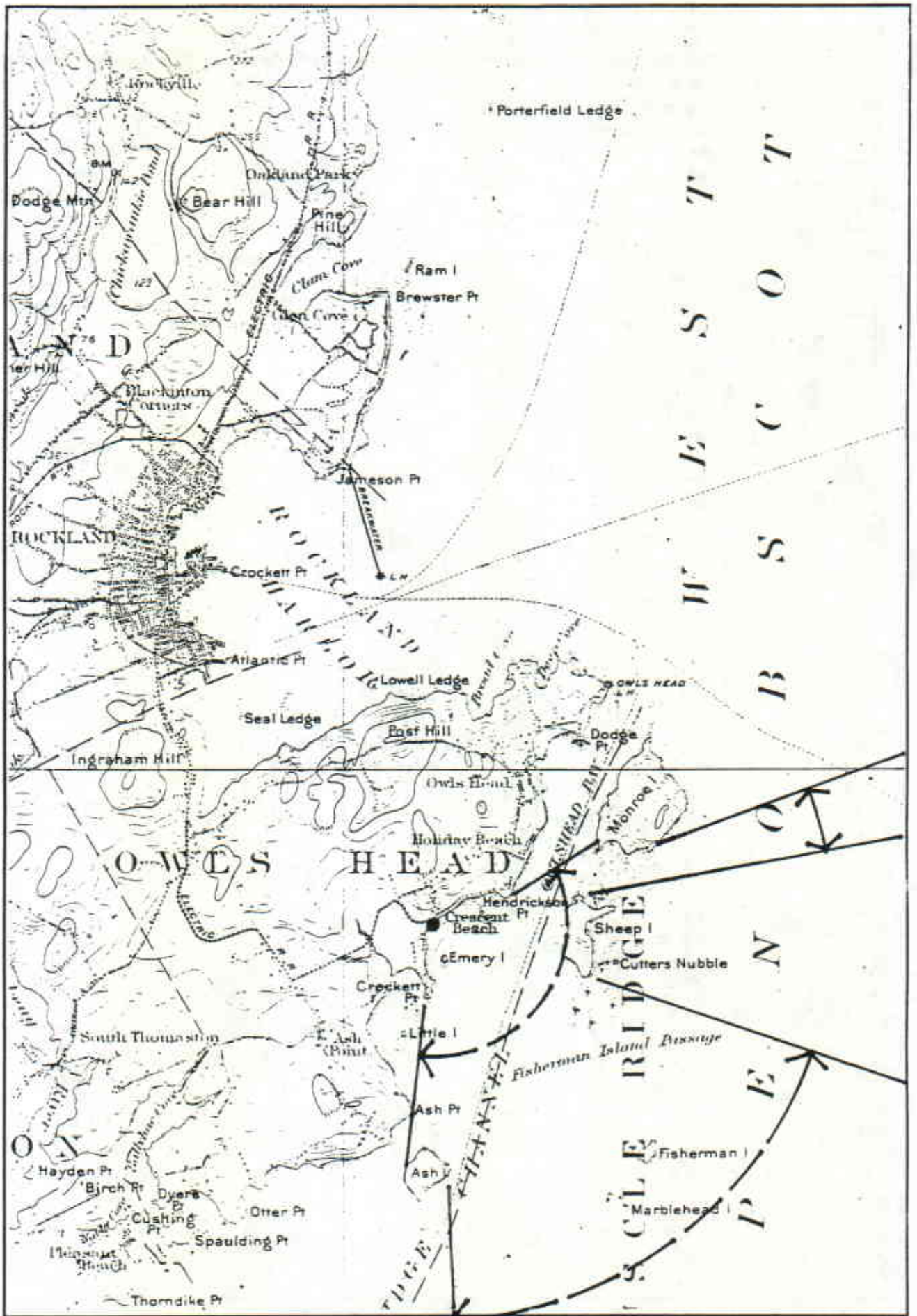
Scenic Area **Crescent Beach** Code **004-01** Town(s) **Owls Head** County **Knox**
 1989 Coastal Scenic Inventory Maine State Planning Office

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	Desktop Subtotal
	14		6.Landscape Character
			Land Use 5
			Roadside Characteristics 3
			Settlement Characteristics 6
	6		7.Vegetation
	9		8.Composition & Effect
	68		Total Score
1			Special Interest

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.





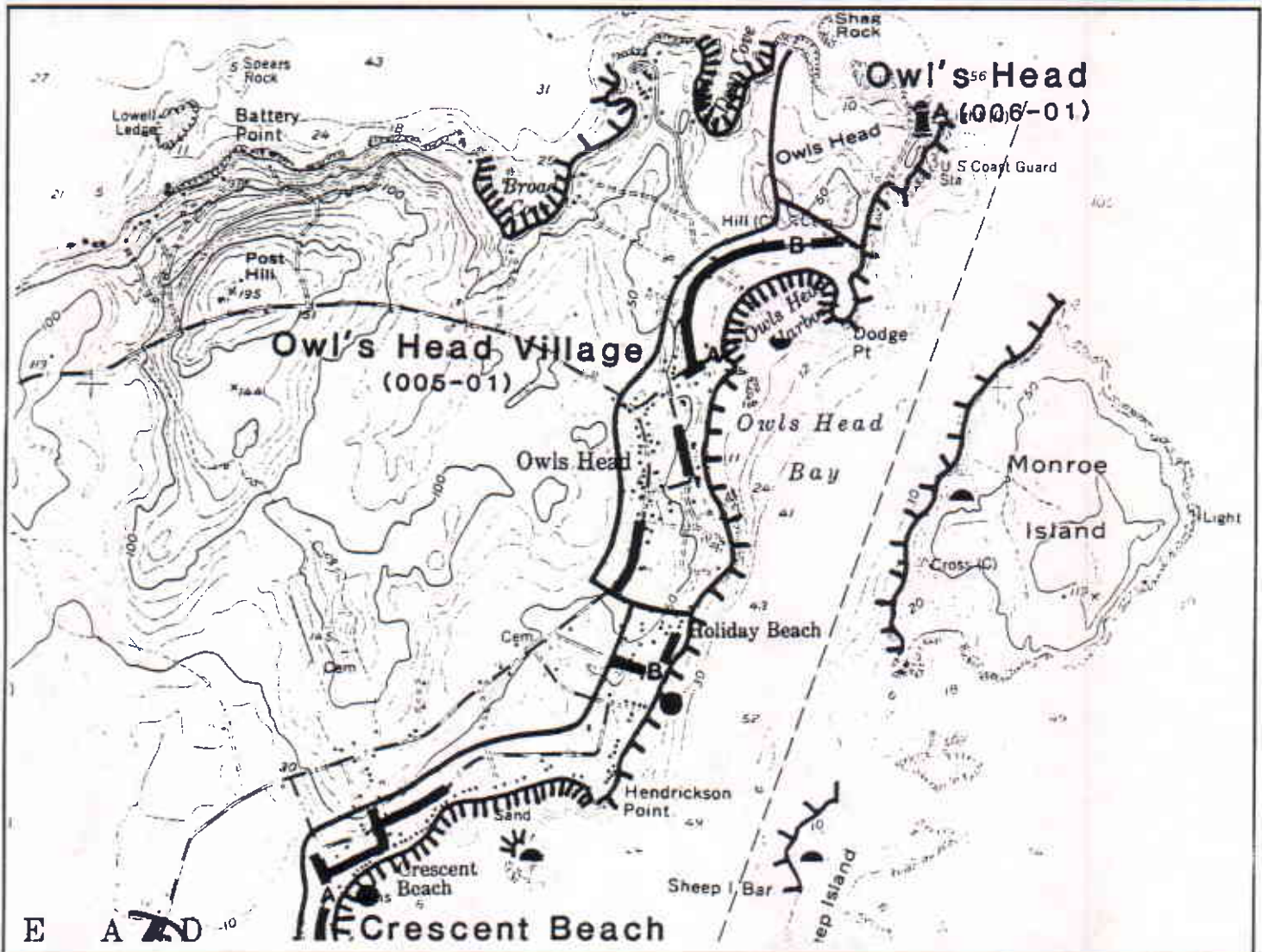
Scenic Area Evaluation Form

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.



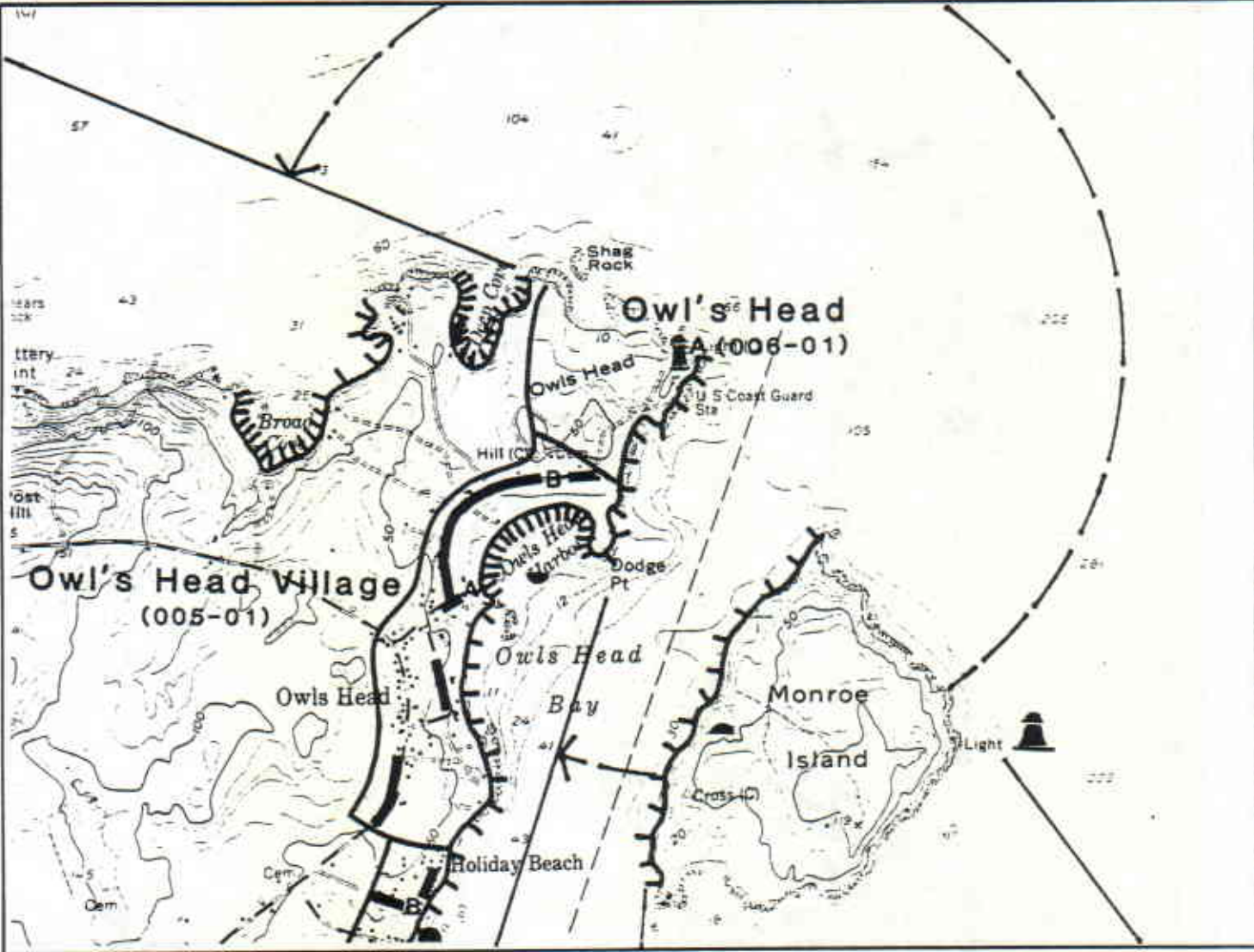
Scenic Area Evaluation Form

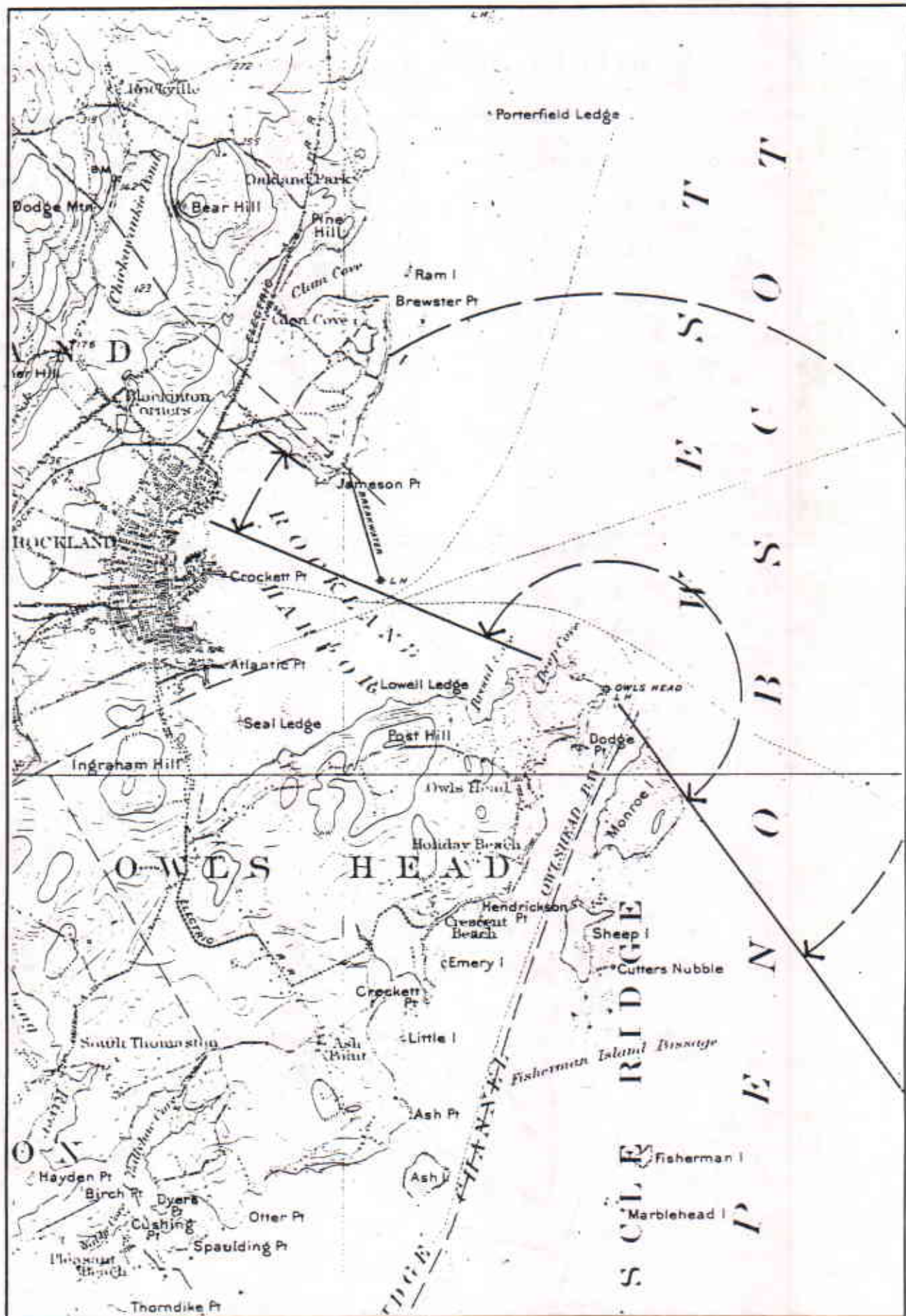
Scenic Area Owls Head Code 006-01 Town(s) Owls Head County Knox
 1989 Coastal Scenic Inventory Maine State Planning Office

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.





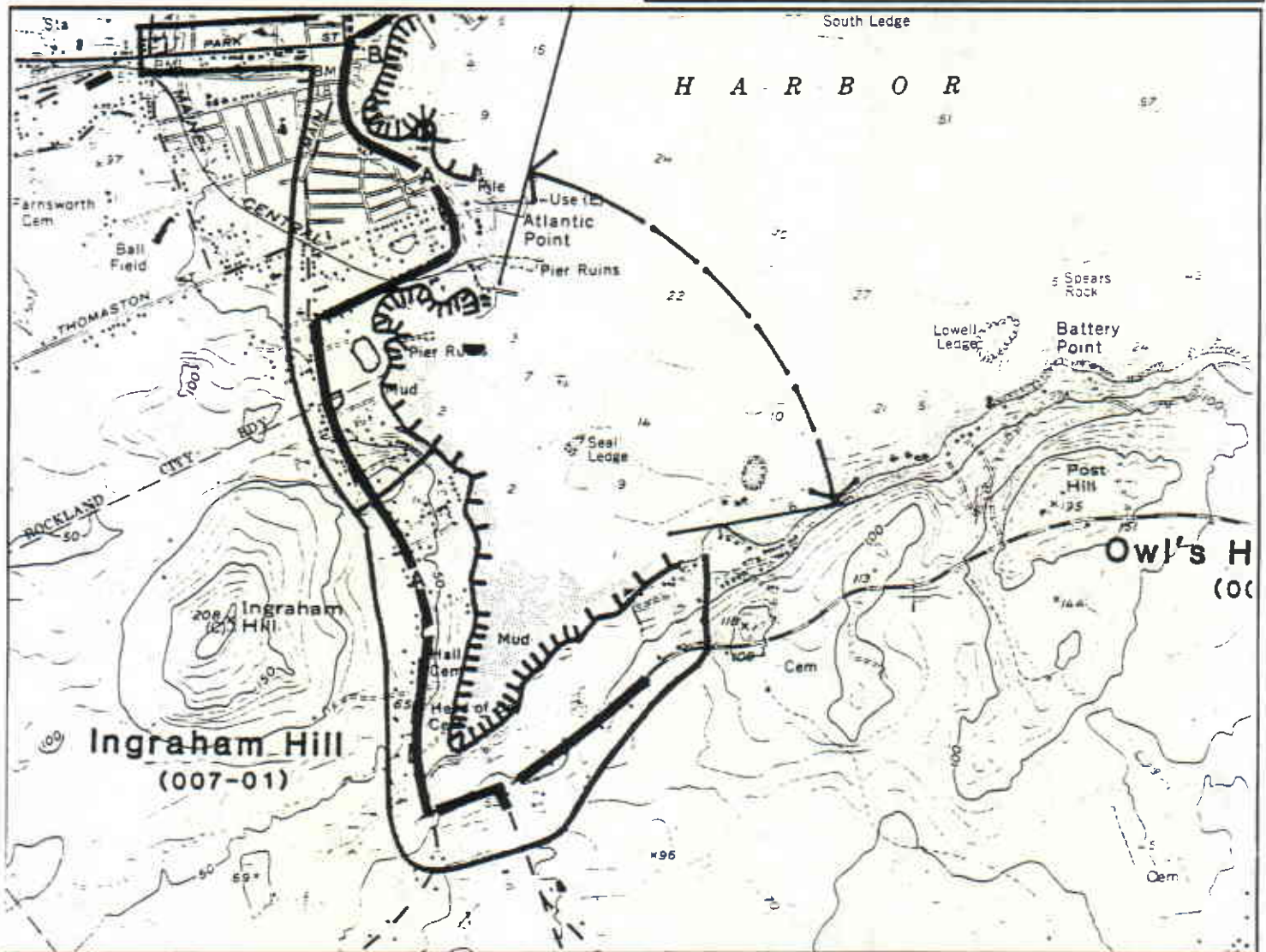
Scenic Area Evaluation Form

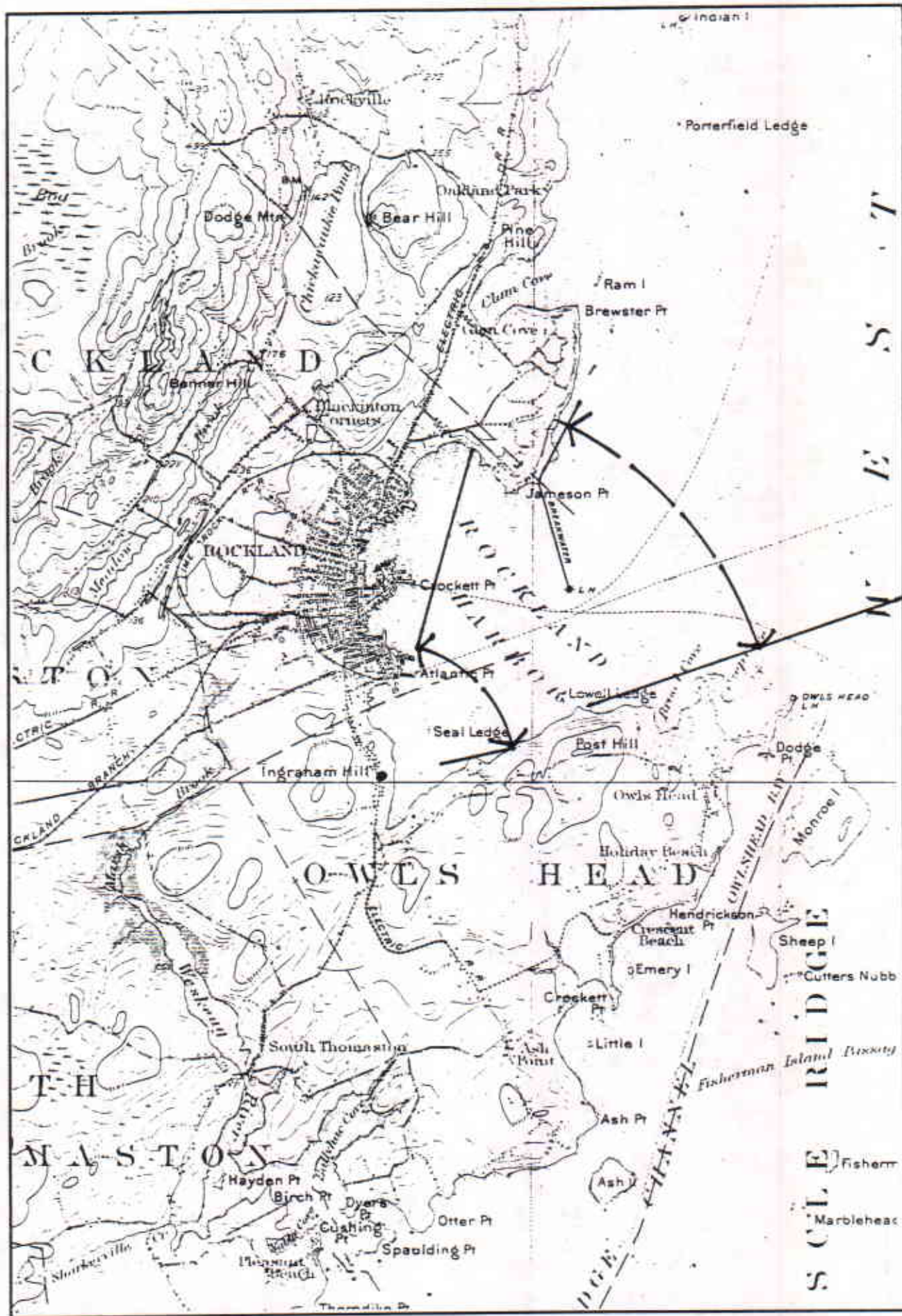
Scenic Area **Ingraham Hill** Code **007-01** Town(s) **Owls Head** County **Knox**
 1989 Coastal Scenic Inventory
 Maine State Planning Office

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.





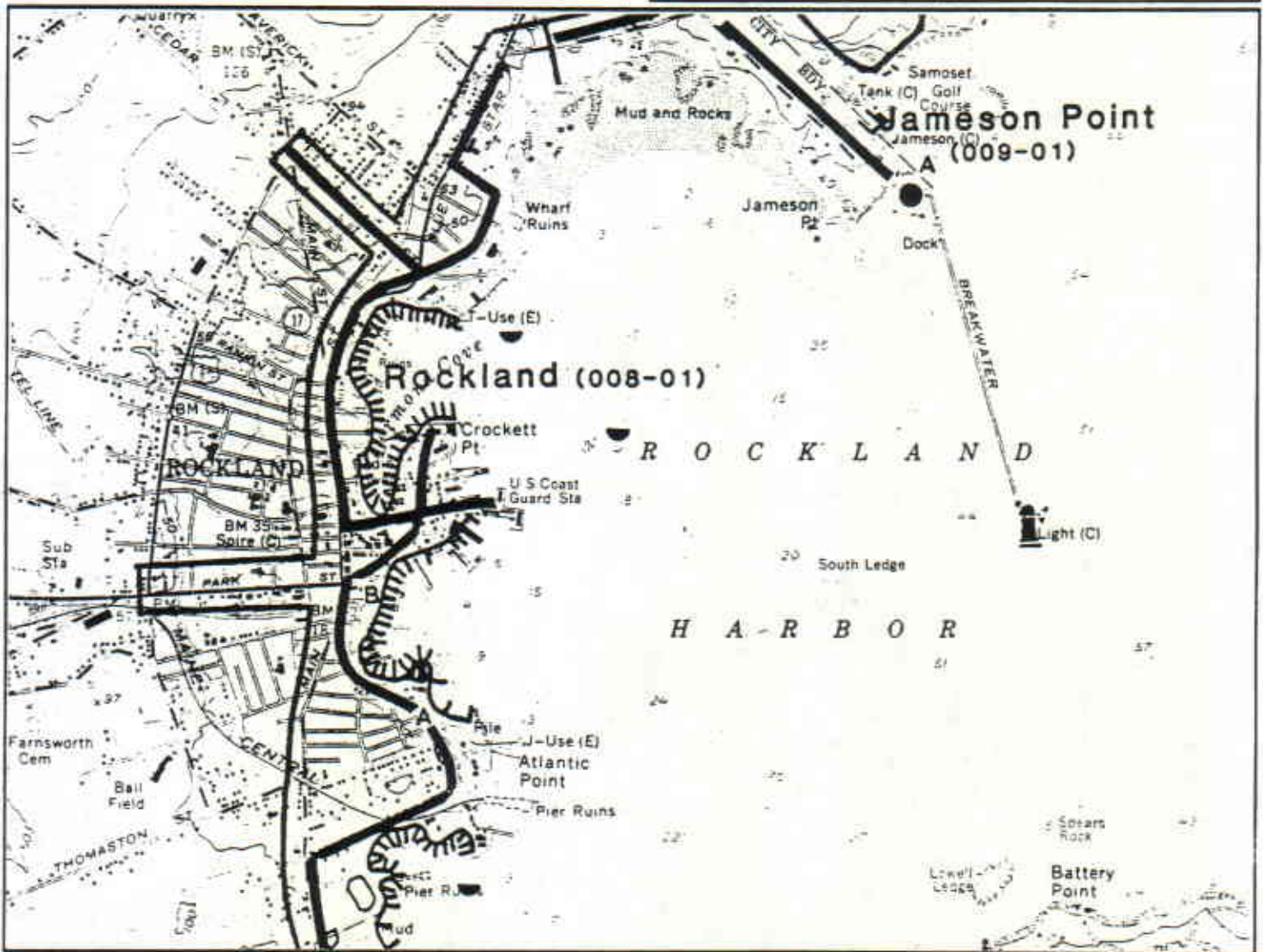
Scenic Area Evaluation Form

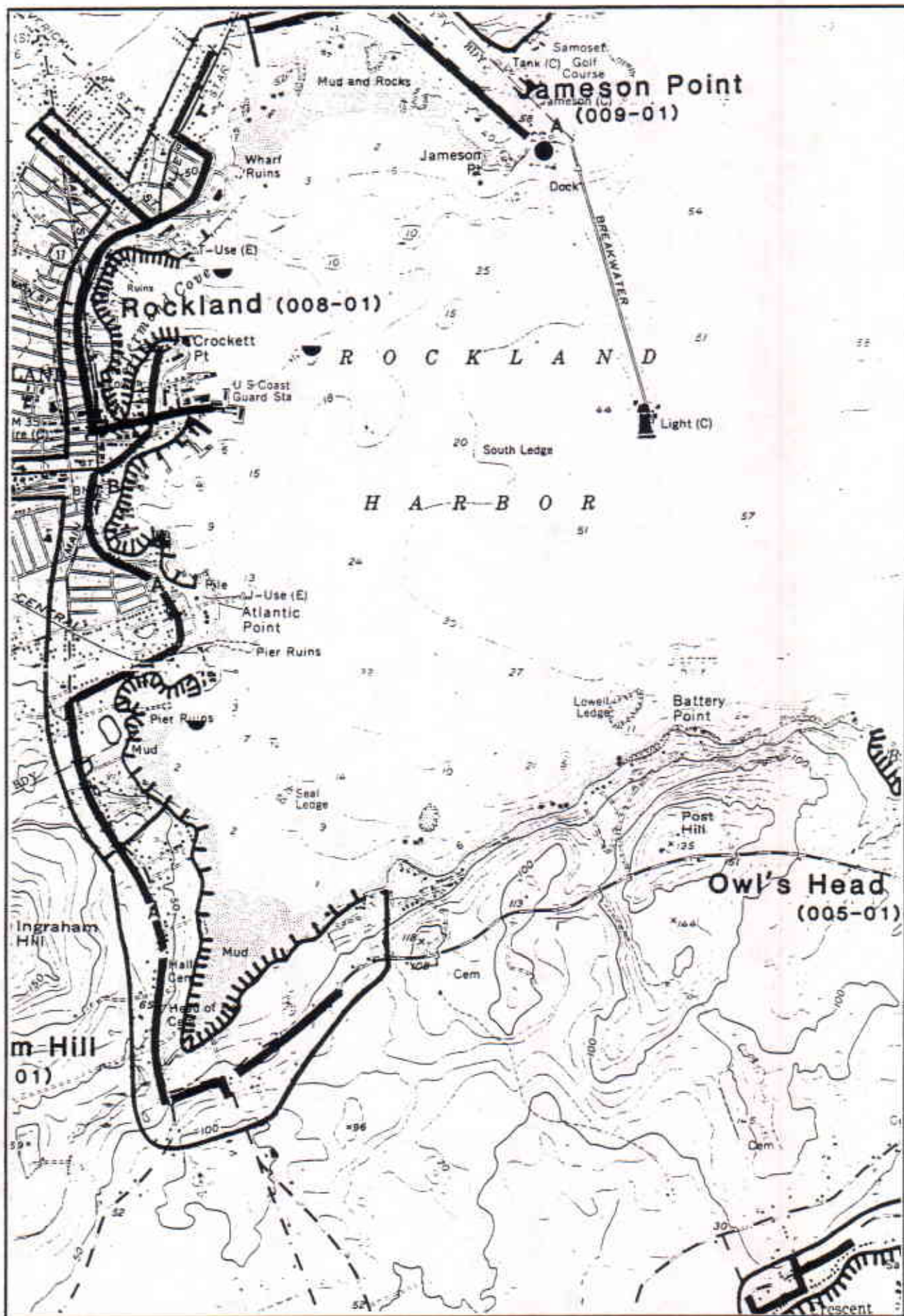
Scenic Area **Rockland** Code **008-01** Town(s) **Rockland County Knox**
 1989 Coastal Scenic Inventory Maine State Planning Office

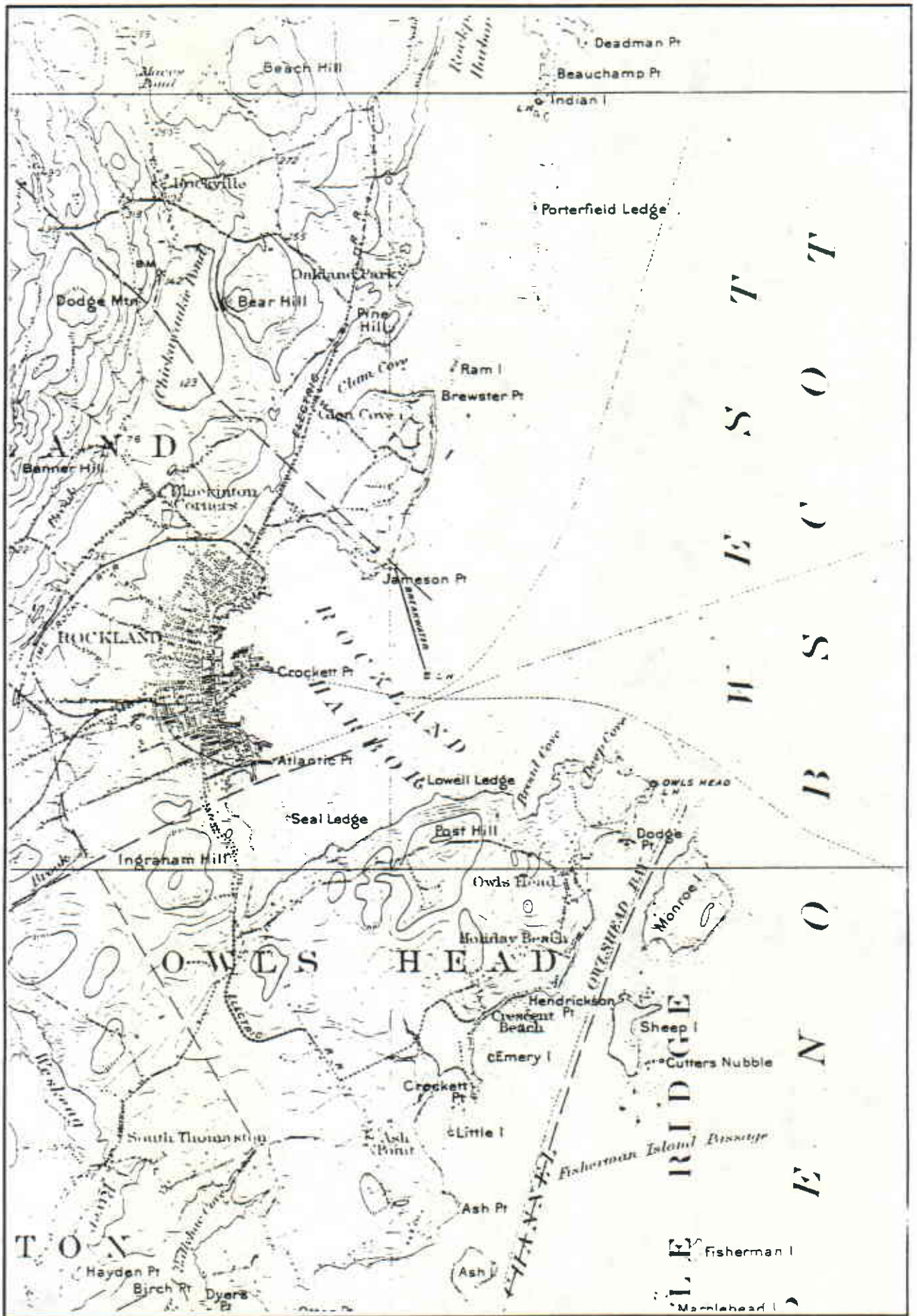
ST	S	IP	Special Interest/Score/Indicators Present
			1.Landform Topography___Slope___
			2.Open Land
	6	X	3.Shoreline Configuration
X	9	X	4.Scenic Features
	27		5.Scenic Quality of Water
			Duration of View 9
			Type of Water 12
			Quality of Horizon 6
	42	3	Desktop Subtotal
	9		6.Landscape Character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

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.







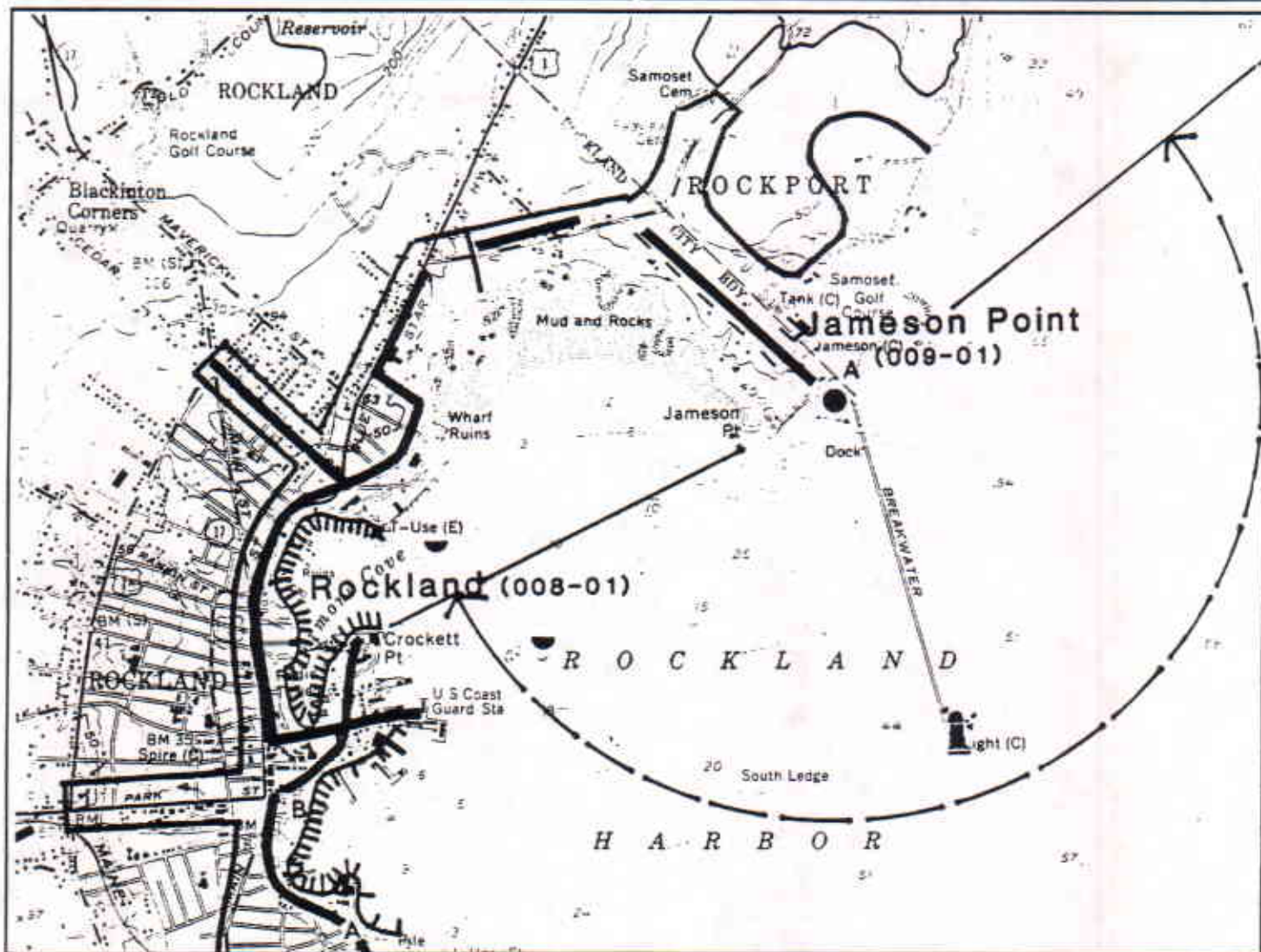
Scenic Area Evaluation Form

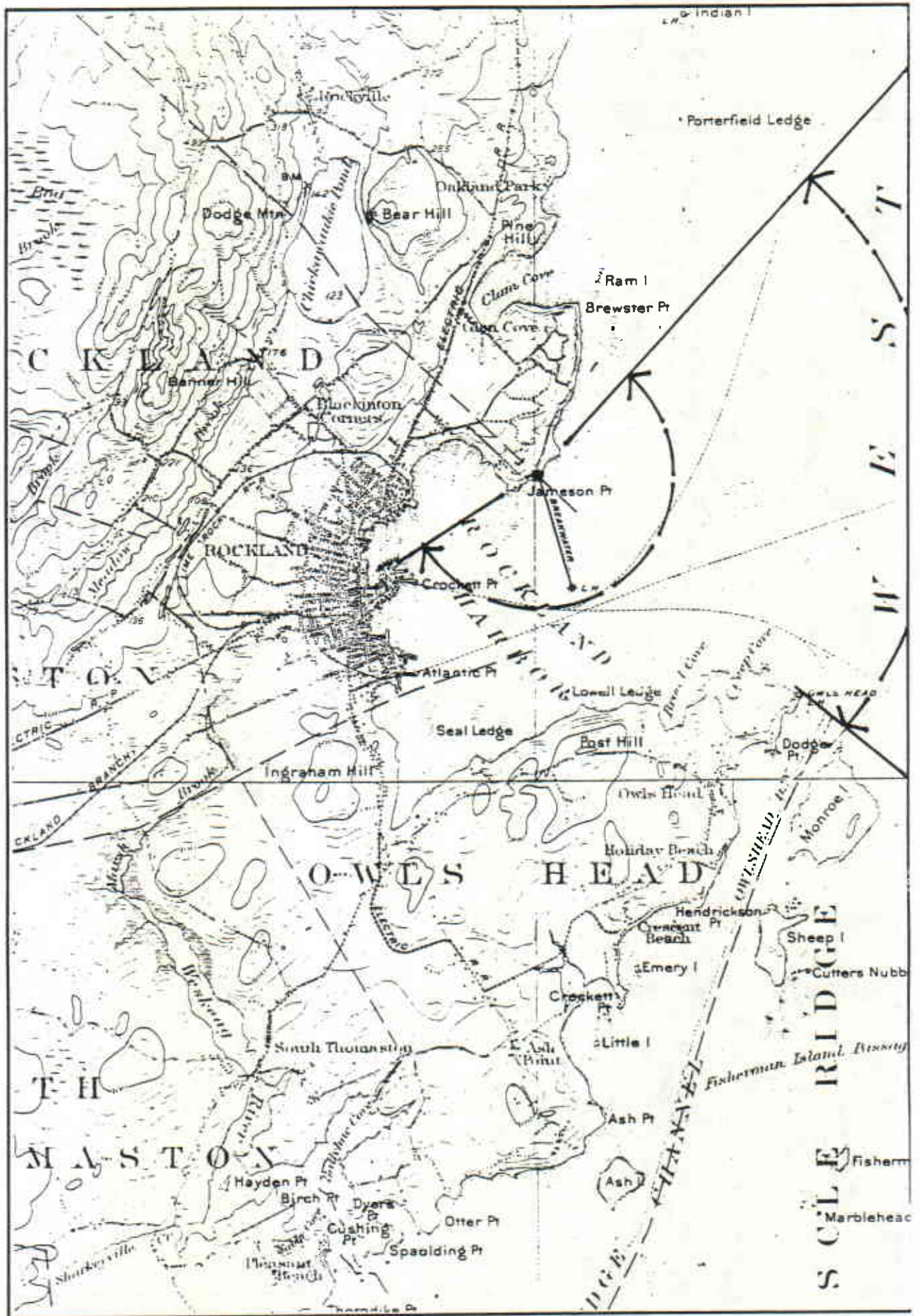
Scenic Area **Jameson Point** Code **009-01** Town(s) **Rockland/Rockport** County **Knox**
 1989 Coastal Scenic Inventory Maine State Planning Office

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	Desktop Subtotal
	14		6.Landscape Character
			Land Use 7
			Roadside Characteristics 1
			Settlement Characteristics 6
	6		7.Vegetation
X	9		8.Composition & Effect
	71		Total Score
3			Special Interest

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.





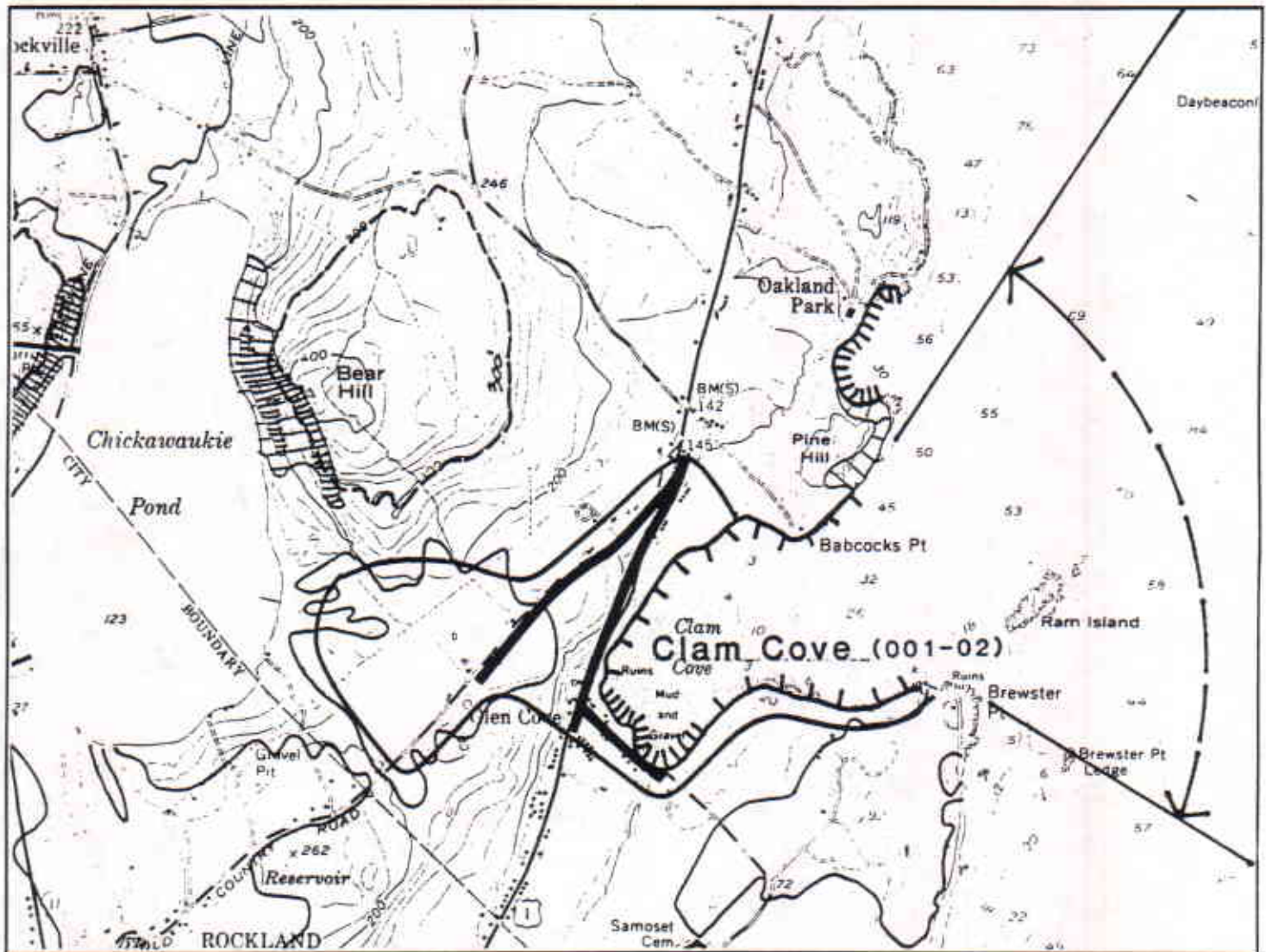
Scenic Area Evaluation Form

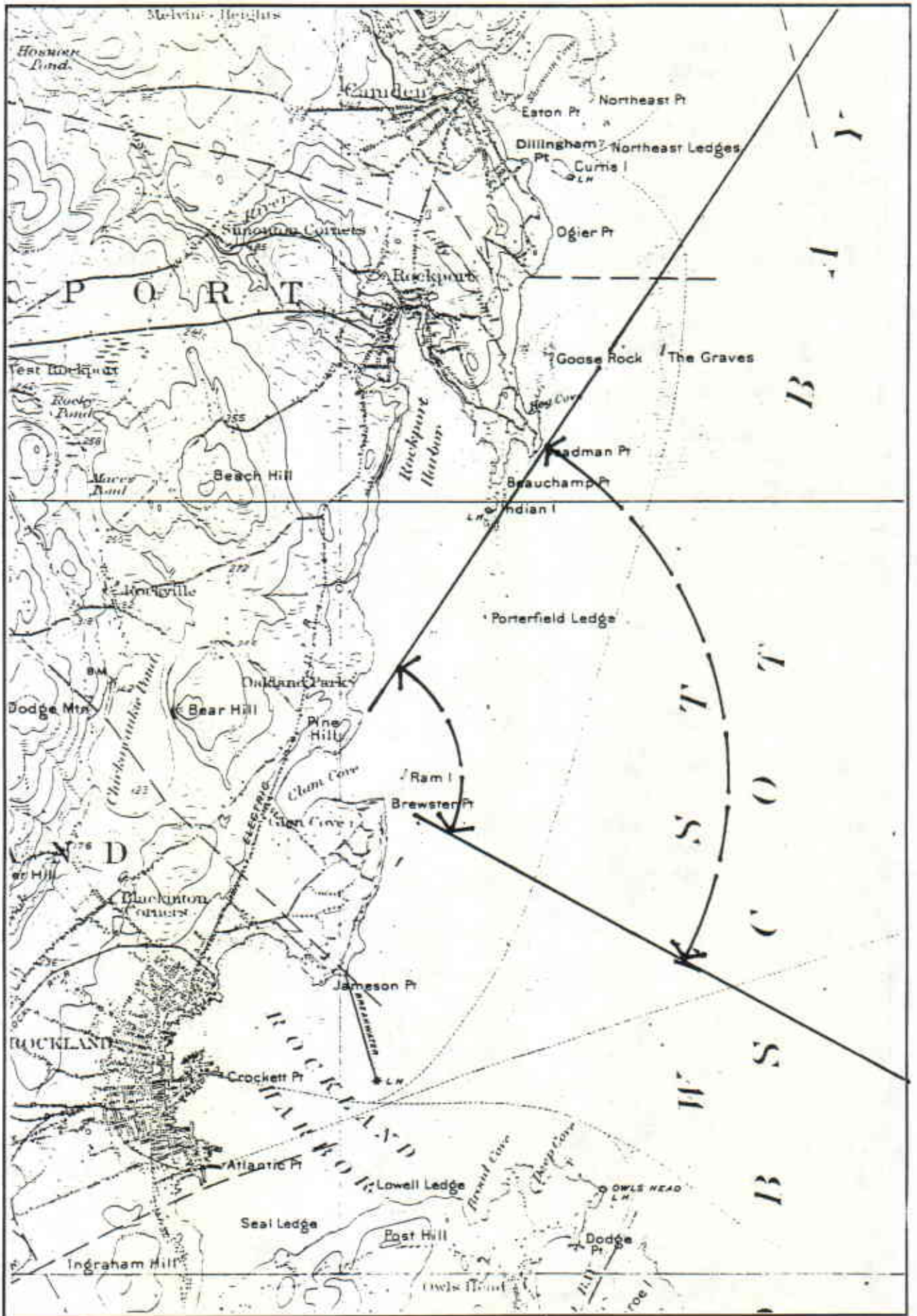
Scenic Area **Clam Cove** Code **001-02** Town(s) **Rockport County Knox**
 1989 Coastal Scenic Inventory Maine State Planning Office

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	Desktop Subtotal
	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		Total Score
			Special Interest

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





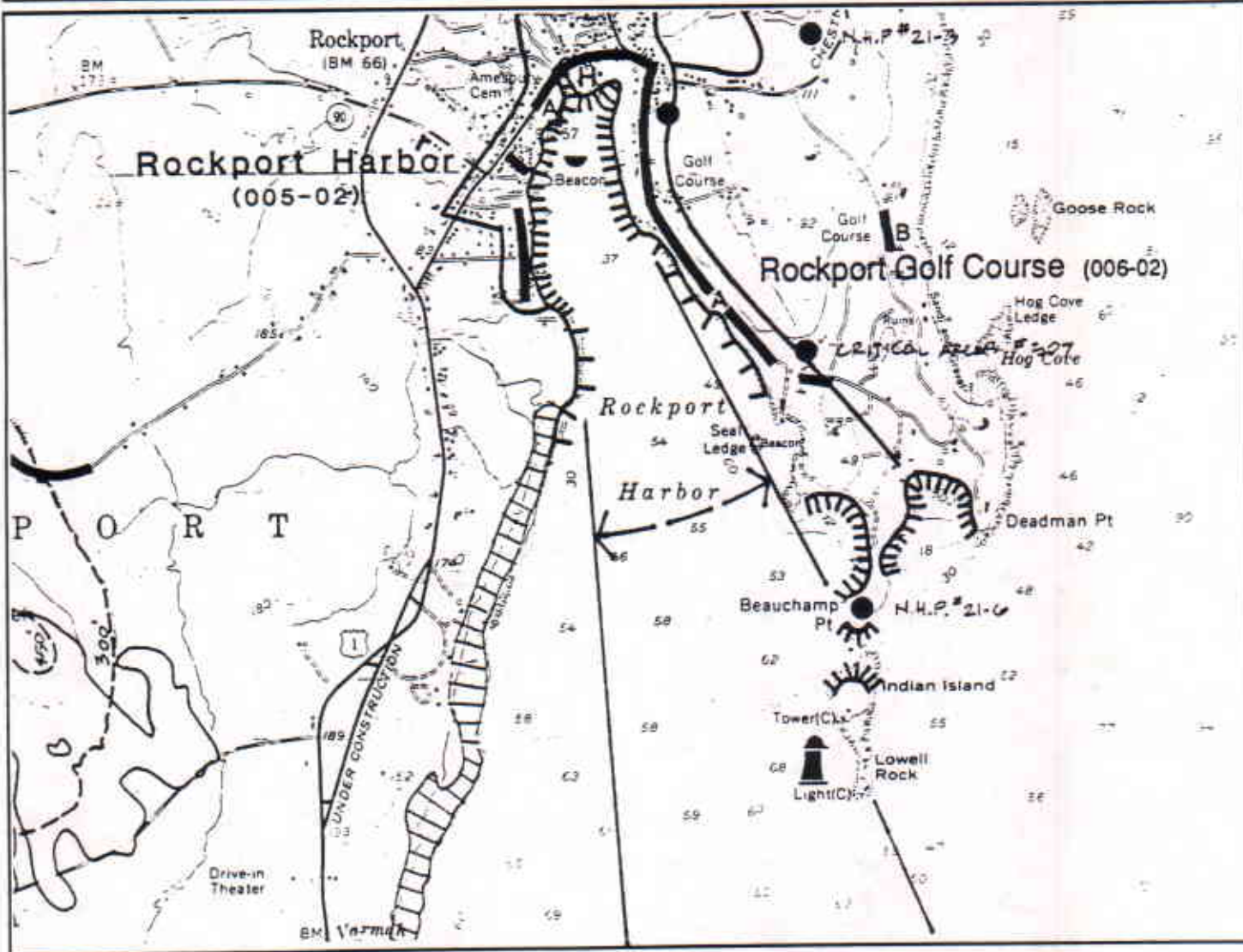
Scenic Area Evaluation Form

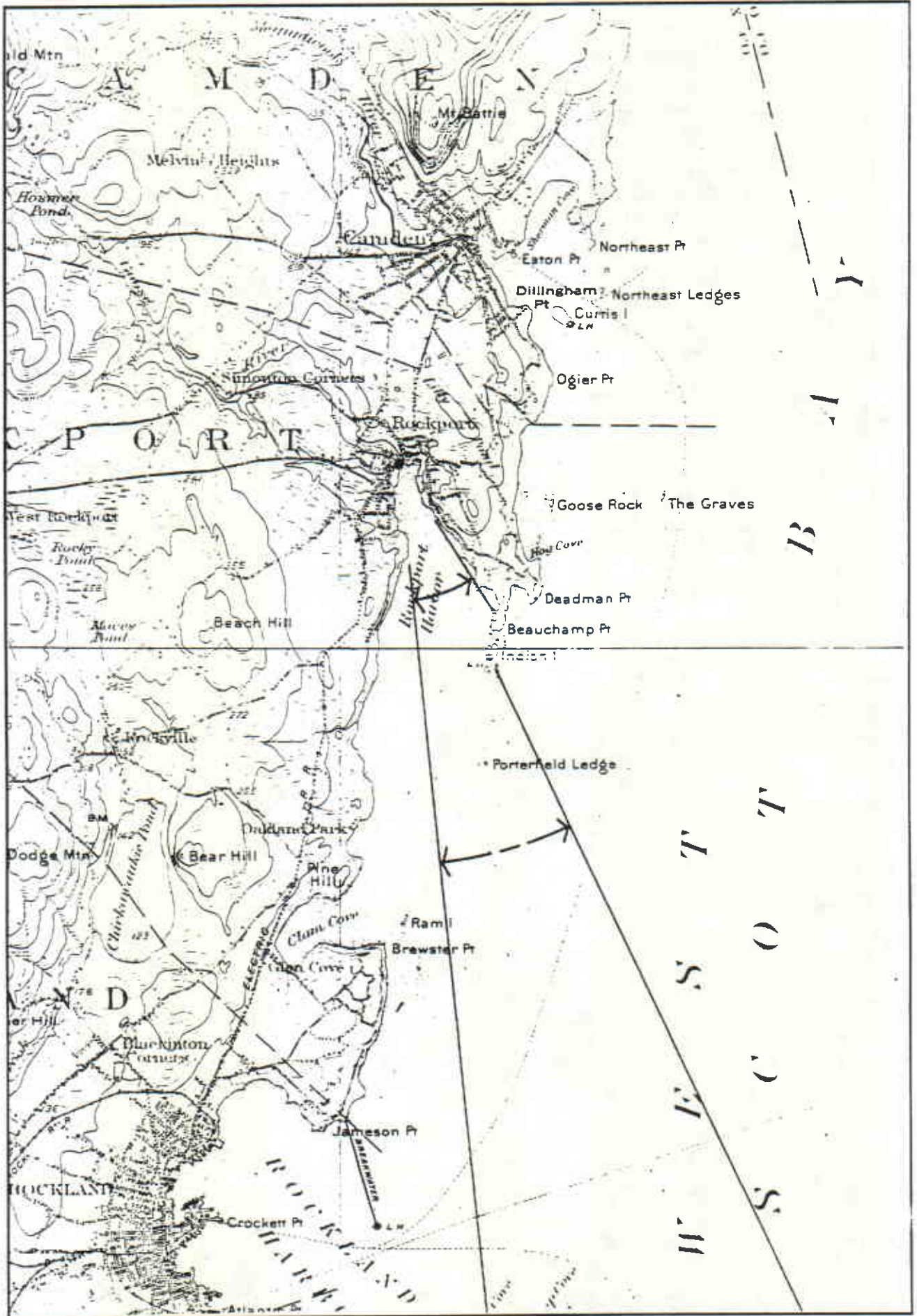
Scenic Area **Rockport Harbor** Code **005-02** Town(s) **Rockport** County **Knox**
 1989 Coastal Scenic Inventory Maine State Planning Office

S	I	P	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.





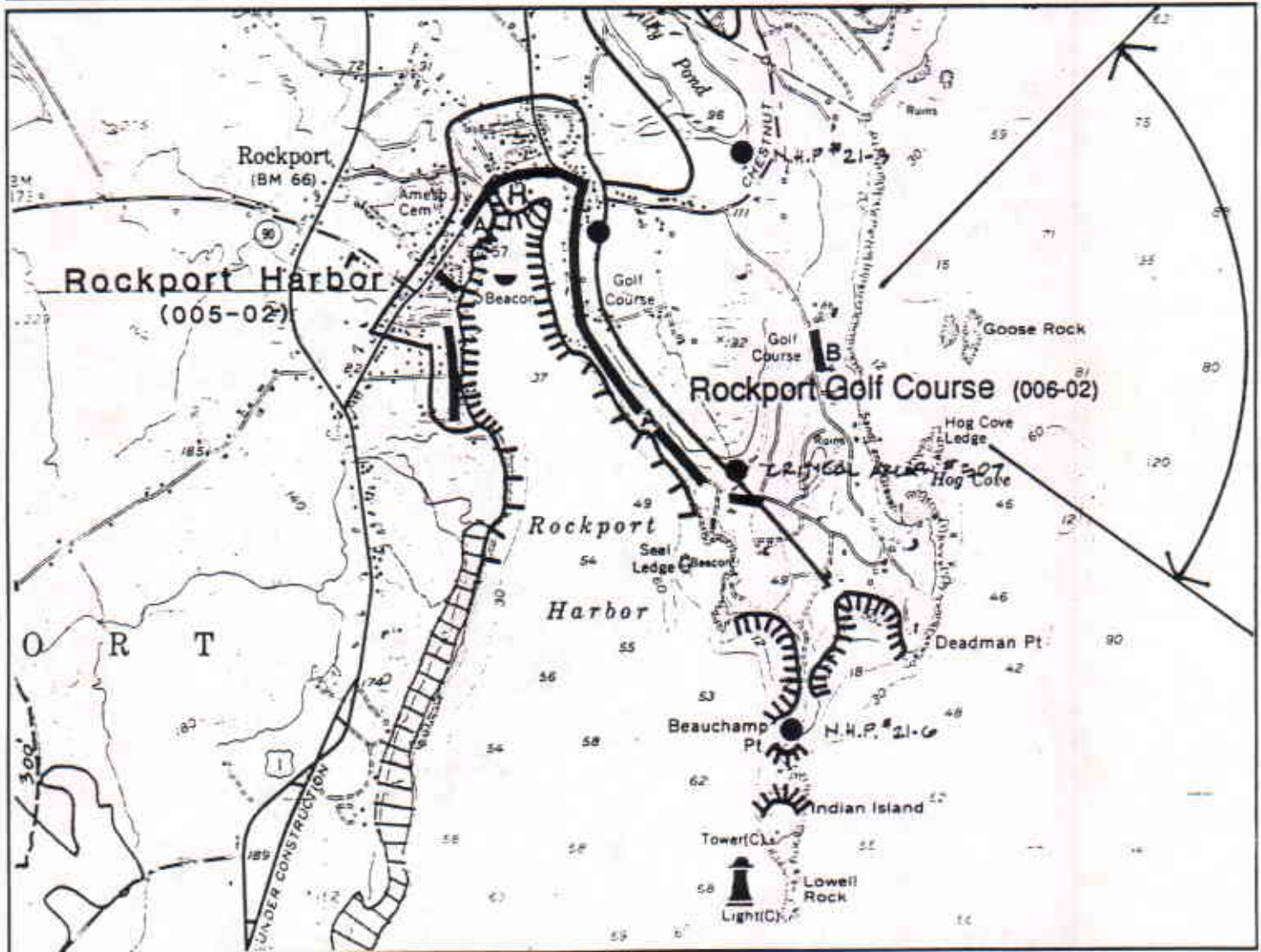
Scenic Area Evaluation Form

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		Total Score
2			Special Interest

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.



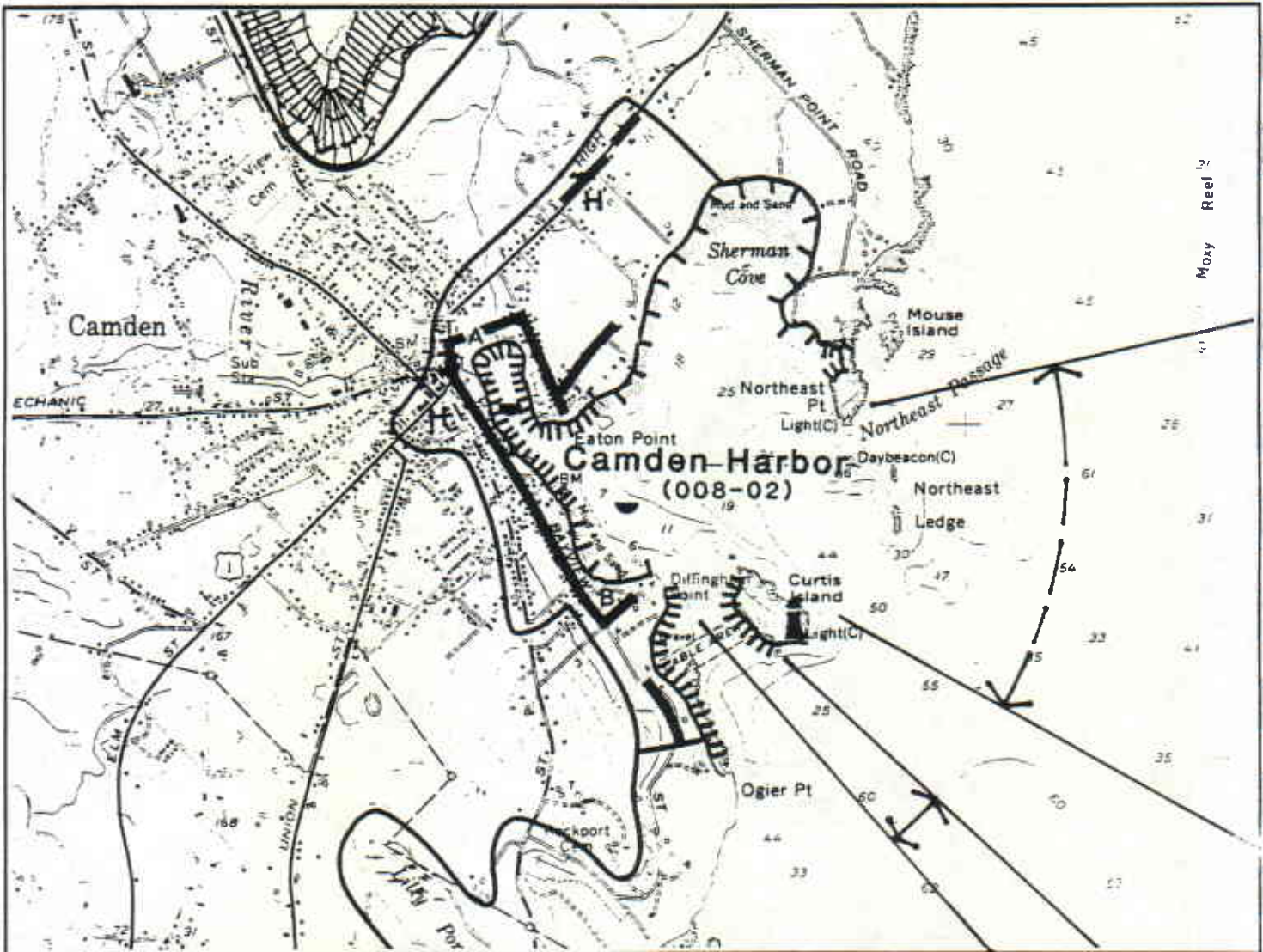
Scenic Area Evaluation Form

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	Desktop Subtotal
X	17		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 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.

