



# Town of Wiscasset

October 1, 2024

Emily Rabbe  
Executive Director  
Lincoln County Regional Planning Commission  
297 Bath Road  
Wiscasset, ME 04578

Dear Emily,

On Tuesday, October 1, 2024, the Wiscasset Selectboard voted to submit this letter of support to accept Lincoln County Affordable Housing ARPA Funds to hire a land-use consultant/ engineering firm for planning services for the Old Ferry Road Development.

The Town intends to hire a consultant/ engineering firm for planning services to conduct the following:

- regulatory/constraints analysis:
- master/ conceptual planning
- final design

The Old Ferry Road Development is located on 300 acres of former Maine Atomic Yankee Company land along the Back River between Old Ferry Road, Birch Point Road, and Westport Island Bridge Road.

The Selectboard is considering developing this property according to the principles of new urbanism. However, Selectboard believes it must first conduct a regulatory analysis to understand the property site conditions. Then, based on public engagement, it must develop a Conceptual Master Plan for the site.

This new neighborhood will endeavor to improve the quality of life by making high-quality, attainable housing for many individuals. This will allow individuals to spend less time on their commutes, less money on their housing costs, and be closer to recreational and entertainment pursuits. This project will consider the following goals.

1. Develop a sense of place and foster a community;
2. Develop a community that provides housing for young people, families, and seniors;

3. Develop a community that serves a variety of income types, including affordable, workforce, and market rate;
4. Develop various housing types, including multi-family, attached, single-family, and accessory dwelling units;
5. Develop a community that strives to be sustainable by using clean energy and green infrastructure principles in the design;
6. Develop a walkable area connected to neighboring recreational and open space assets, including the Chewonki Cushman Preserve and the Town's Old Ferry Road Boat Landing;
7. Develop several parcels for future development for clean energy and technology businesses.

This project will be a public-private partnership between the Town and the development community. The more the Town invests in the project, the more it will help achieve one of this project's key goals: affordability.

If you have any questions, please don't hesitate to contact Dennis Simmons, Town Manager, at (207) 882-8200 or [manager@wiscasset.org](mailto:manager@wiscasset.org).

Sincerely,



Sarah Whitfield  
Chair, Selectboard