

## 8 Steps to GREENER Buildings:

- Celebrate the fact that you are rehabilitating a historic building: the greenest building is an existing building!
- Take advantage of inherent energy conservation features of historic commercial buildings such as shared walls, masonry construction, high ceilings, and windows.
- Restore historic windows rather than replace them. Use storm windows on upper story units.
- Insulate roof and foundation; isolate unheated spaces with insulation.
- Weatherstrip doors, caulk door frames, and construct an interior vestibule if feasible.
- Take advantage of advances in heating and cooling technology to improve energy efficiency and comfort.
- Install awnings at storefront windows to keep sun out in summer and let sun in in winter.
- Install a green roof to save energy, minimize storm water runoff, and make downtown cooler in summer.

**HEATING SYSTEMS:** ☀️  
An HVAC audit can help to determine inefficiencies in a building's current heating system and identify options for improving performance.

**TRELLISES:** 🌿  
Planted trellises shade masonry walls, reducing the need for cooling in summer. Place trellises 12" from the wall to allow proper air flow, and plant with light, flowering vines appropriate to a downtown setting.

**LIGHTING:** ☀️  
Replacing outdated cobra head style fixtures with new, energy-efficient LED lamps enhances the pedestrian realm and supports the downtown's historic character.

**PAVING:** 🚶  
Brick sidewalks that continue across driveways make pedestrian areas more visible and attractive. Brick is a long-lasting, locally available material that can easily be repaired in small areas if damaged.

☀️ **WINDOWS:**  
Restore windows wherever possible. Reglaze only when it is not possible to reuse existing glazing. A single glazed window in conjunction with a wood storm window (combined R value of 2.0) is comparable to a modern sealed unit.

♻️ **REHABILITATION:**  
Renovate existing buildings to conserve construction materials and contribute to the long-term integrity of the historic downtown.

☀️ **AWNINGS:**  
Keep the summer sun out of storefront windows. In the winter, they can be retracted to let the sun's warmth in.



108, 112 & 116 Main Street today



Historical view of the downtown

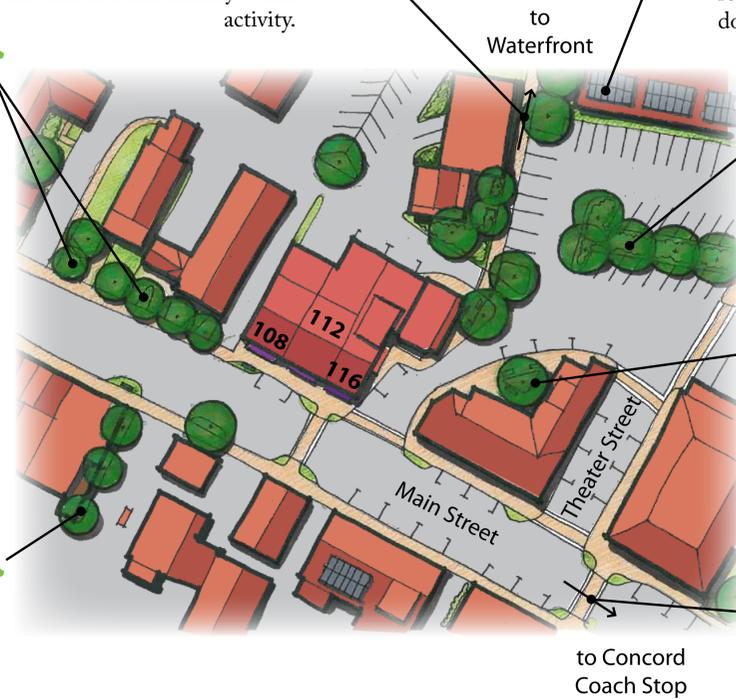


Aerial view of downtown Damariscotta

**IMPROVED CONNECTIONS:** 🥕  
To recreational resources and expanded public access to the waterfront increases opportunities for exercise and healthy social activity.

**STREET TREES:** 🌳  
Can be planted in existing front yards or in newly created planting islands to shade streets and sidewalks, intercept stormwater and create a more pedestrian-friendly environment. Trees should be properly planted to avoid damage by automobiles. Select species that are appropriate for a downtown setting (i.e. free of messy fruit and not weak wood).

**INCREASED PLANTINGS:** 🌿  
In parking lots and alleys reduce ambient air temperatures in summer, mitigate glare, and make downtown more attractive.



☀️ **SOLAR PANELS:**  
Can be mounted on south-facing roofs in less visible locations to produce energy from a plentiful, renewable resource, without detracting from the downtown's historic character.

💧 **BIORETENTION:**  
Reconfiguring parking lots to remove excess pavement creates opportunities for bioretention islands that detain and treat stormwater.

🏠 **PLAZAS AND POCKET PARKS:**  
Repurposing underutilized and "left over" spaces makes the downtown a more viable and attractive place to live, work and play.

🚌 **REGIONAL BUS STOP:**  
On Main Street makes transit visible and accessible.

## 108, 112 & 116 MAIN STREET

## DOWNTOWN DAMARISCOTTA

# The 8 Principles of GREEN DOWNTOWNS



**REDUCE/REUSE/RECYCLE**  
Fully utilizing buildings enhances downtown's character



**HEALTHY COMMUNITIES**  
Active options, central gathering places, local foods



**GREEN CANOPY**  
Street trees and plantings make downtown more attractive and livable



**GREEN ENERGY**  
Alternatives such as passive/active solar, heat pumps, attic fans, and wind



**URBAN LIVING**  
A mix of uses makes it possible to work, play, and learn without leaving downtown



**STORMWATER PLANNING**  
Sustainable stormwater practices protect the downtown and water quality



**TRANSIT**  
Public alternatives make downtown livable by connecting everyone to everything



**ACTIVE TRANSPORTATION**  
Walking trails, bike paths, and shared autos