
Section 1 - Introduction

This document is an update of the Wiscasset Municipal Airport Master Plan. The Airport is located in Lincoln County, town of Wiscasset, Maine. This update replaces the last update prepared in February 2001. The purpose of this Airport Master Plan Update (AMPU) is to analyze the need for additional aircraft parking space and hangar development. Another purpose is to evaluate the existing runway length to determine if an extension is needed and to analyze existing approaches to both runway ends.

This AMPU project is financed by the Federal Aviation Administration (FAA), the Maine Department of Transportation (MaineDOT), and the town of Wiscasset through a planning grant under the Airport Improvement Program (AIP) of the FAA Reauthorization Act of 1994 (AIP Project No. 3-23-0049-15-2010).

TERMS, ABBREVIATIONS, AND DEFINITIONS

Appendix 1 contains terms, abbreviations, and definitions used throughout this document.

AIRPORT MASTER PLANNING PROCESS

Airport master planning is the systematic means that is used to develop and enhance an airport. An AMPU identifies a logical, organized approach for meeting both existing and future airport demands. The following defines the steps involved in completing an AMPU.

- **Public Involvement** – Public participation is an important function in developing the AMPU. Information provided by the public has the benefit of tailoring the airport-planning process specifically to the needs of the airport and local community. A Planning Advisory Committee (PAC) will be organized by the town of Wiscasset to include volunteers with various perspectives regarding Wiscasset Municipal Airport. The role of this committee is to provide input for the planning process of this AMPU. There will be four PAC meetings at various milestones during this project. A public informational meeting will be held at the end of the AMPU.
- **Inventory of Existing Conditions** – The inventory of existing conditions is a review of existing facilities at the airport. This data is used throughout this AMPU.
- **Aviation Forecasts** – Forecasts of aviation demand are prepared for the short term (zero to five years), intermediate term (six to 10 years), and long term (11 to 20 years). Forecasts are developed to define the magnitude of change that can be reasonably expected to occur over time.
- **Demand/Capacity Analysis and Facility Requirements** – This step in the AMPU will determine the capacity of existing facilities and compare those capacities to the forecasted

demand. This analysis is used to determine facility requirements needed in the short-, intermediate-, and long-term time periods.

- **Alternatives Development** – This step in the AMPU will identify and evaluate reasonable development alternatives that meet the demand levels determined in the facility requirements analysis. Alternatives will be developed that are constructible, environmentally practical, and financially feasible.
- **Environmental Evaluation** – This section will provide an understanding of the environmental requirements associated with recommended projects proposed in the AMPU.
- **Airport Layout Plan (ALP)** – One of the key products of an AMPU is a set of drawings that provides a graphic representation of the proposed projects for the airport. The ALP will identify all proposed projects throughout the long term.
- **Implementation Schedule** – The implementation schedule will identify the proposed development at the airport resulting from recommendations presented in this AMPU. Estimates of development costs by time period are included in the implementation schedule. Environmental requirements associated with recommended projects proposed in the AMPU also are included in the implementation schedule.

PROJECT FOCUS

There are several key areas of focus addressed in this update. One focus of this AMPU is to provide for safe and efficient airport operations. A second focus will address the need for additional hangar space at the airport. The south side of the airport will be evaluated for potential development. Property acquisition also will be addressed. In addition, the existing runway will be analyzed to determine if an extension is needed throughout the planning period. Financial costs for expenses and revenue also will be discussed regarding maximizing revenue.

PRODUCT OF THE MASTER PLANNING PROCESS

The products of this master planning process will include the following deliverables:

- **Technical Report** – The technical report contains the results of the analyses conducted during the development of the master plan. Individual Sections will be produced to facilitate review and coordination with the FAA, MAINEDOT, PAC, and the airport. At the conclusion of the study, the individual Sections will be merged into the final technical report.
- **ALP Drawing Set** – The ALP will contain a graphical representation of the proposed development in the master plan and will be produced as a separate set of full-sized drawings. In addition, the ALP set will be included in this report in reduced form.

COMPREHENSIVE PLAN

The 1998 Comprehensive Plan prepared by the town of Wiscasset identifies goals, policies, and strategies for a 10 year period of time. The goals represent an ideal that the town would like to reach in the future. Policies are more specific directives that should be followed to achieve the goals. Strategies are actions to be taken to implement the policies and achieve the goals.

The town has listed four goals associated with the economy including the following:

- Promote an economic climate that increases job opportunities and overall economic well-being.
- Encourage the development of good jobs in and around Wiscasset as well as a diversified economic base and commercial use of the harbor and airport.
- Move toward a tax base of light industry, commercial, and residential uses.
- Develop tourism, industry, business, homes, and services while protecting the historic and rural character of the town.

The policy for airport/rail under the economy section is to assure that the airport and rail line serve as net financial contributors to the town. Specific strategies for the airport include land for aviation businesses, airport fees, and airport expansion. These strategies are broken down further as follows:

- Land for aviation businesses – Permit development of town-owned land adjacent to the airport runway for aviation-related businesses.
- Airport fees – Increase revenues to the town from the fixed base operator (FBO) through marketing aimed at increasing utilization of the airport.
- Airport expansion – Prepare a zoning standard that will enable future expansion of the airport at a scale appropriate to Wiscasset.

The town has listed two goals associated with natural resources including the following:

- Protect and manage the quality of Wiscasset's water resources including wetlands, Gardiner Pond, streams, and the Sheepscot River.
- Protect Wiscasset's other natural resources including but not limited to wildlife, fisheries habitat, farm and forest land, and scenic resources.

The town has listed four goals associated with transportation including the following:

- Establish an efficient, safe, and environmentally sensitive road system that supports the community and the economy, while protecting Wiscasset's key assets.

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- Cooperate with neighboring communities on transportation issues that transcend town borders.
 - Diversify transportation options.
 - Promote a planning program that improves and maintains the town's infrastructure including roads and sidewalks.

The policy for airport under the transportation section is to diversify transportation options. Airport strategies include developing a zoning ordinance that will protect existing and future development of the airport and to planning for and seeking funds to lengthen the runway, building a commuter/freight station near the airport, encouraging aviation service businesses near the airport, increasing hangar space, expand apron, and constructing a new terminal building.¹

This AMPU will support the goals, policies, and strategies of the Comprehensive Plan to the maximum extent possible.

¹ 1998 Comprehensive Plan, Town of Wiscasset.