

Rule-Making Fact Sheet

(5 MRSA §8057-A)

AGENCY: **MAINE LAND USE PLANNING COMMISSION,**
Department of Agriculture, Conservation & Forestry

NAME, ADDRESS, PHONE NUMBER OF AGENCY CONTACT PERSON:
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CHAPTER NUMBER AND RULE TITLE: Chapter 10, Land Use Districts and Standards

STATUTORY AUTHORITY: 12 M.R.S. § 685-A(3); § 685-A(7A); and § 685-C(5)

DATE AND PLACE OF PUBLIC HEARING: *NA*

COMMENT DEADLINE:

Written comments must be submitted on or prior to July 24, 2015;

Written rebuttal comments must be submitted on or prior to July 31, 2015.

PRINCIPAL REASON OR PURPOSE FOR PROPOSING THIS RULE:

The Maine Land Use Planning Commission is seeking public comment on proposed amendments to Chapter 10 Land Use Districts and Standards that would designate the Grand Lake Stream Plantation Boathouses and Waterfront as a Designated Area of Cultural or Special Significance (DACSS). Within a DACSS, applicants are able to apply for a permit to reconstruct in place or expand legally existing, nonconforming structures, provided that proposed reconstruction projects conform to the purpose of designation. The proposed DACSS includes the boathouses and public boat launches located in hatchery Cove near the outlet to West Grand Lake. Three of the boathouses in this area were destroyed by fire on May 14, 2014. The boathouses and waterfront area are an iconic location in the village that has been a familiar visual backdrop for residents and visitors for the last 100 years. The area provides public benefits for residents and visitors by 1) adding to the quality of life; and 2) stimulating economic activity by drawing tourists who spend money at local businesses and who support the recreational guiding industry in Grand Lake Stream Plantation.

ANALYSIS AND EXPECTED OPERATION OF THE RULE:

The proposed rule change would designate an area in Grand Lake Stream Plantation, within which property owners would be allowed to reconstruct in place or expand legally existing, nonconforming structures that provide public benefits due to their historic or cultural significance. The rule would be consistent with LUPC policy as expressed in the Comprehensive Land Use Plan.

FISCAL IMPACT OF THE RULE:

There will be no measurable negative fiscal impact of these rule changes.

FOR RULES WITH FISCAL IMPACT OF \$1 MILLION OR MORE, ALSO INCLUDE:

ECONOMIC IMPACT, WHETHER OR NOT QUANTIFIABLE IN MONETARY TERMS:

INDIVIDUALS OR GROUPS AFFECTED AND HOW THEY WILL BE AFFECTED:

BENEFITS OF THE RULE: