

DEPARTMENT OF AGRICULTURE, CONSERVATION AND FORESTRY
MAINE LAND USE PLANNING COMMISSION

**Proposed Rule Revisions: Chapter 10 Revision to Exclude
Highland Plantation from Primary and Secondary Locations**

November 12, 2025 – Draft

The following amendments propose changes to Chapter 10, Land Use Districts and Standards for Areas within the Jurisdiction of the Maine Land Use Planning Commission. This document only includes relevant sections of Chapter 10 and indicates additions in underline, deletions with a ~~striketrough~~, and relocated text in double underline and double ~~striketrough~~. Most revisions are self-evident. Where necessary, further explanations of some changes have been included in [brackets]. These explanatory notes would not be included in the final rule.

[Revision Note: This proposed revision excludes Highland Plantation from primary and secondary locations by adding Highland Plantation to the list of minor civil divisions excluded in Somerset County. The additional rule text is included for context.]

...

10.08-A LOCATIONAL FACTORS FOR ADOPTION OR AMENDMENT OF LAND USE DISTRICT BOUNDARIES

A. PURPOSE

Locating most new subdistricts for commercial activities and residential subdivisions close to existing development and public services reduces public costs; improves the economic health of existing communities; protects important habitat; and minimizes interference with natural resource based activities such as forestry, agriculture, and recreation. In some cases, land uses that must be conducted near a natural resource or are closely tied to a natural resource should be allowed to locate away from development to ensure a continued natural resource-based economy and a reasonable opportunity for residential development in select locations.

B. RURAL HUBS

The following minor civil divisions are rural hubs: Ashland, Bethel, Bingham, Calais, Caribou, Carrabassett Valley, Dover-Foxcroft, Eastport, Ellsworth, Farmington, Fort Kent, Gouldsboro, Greenville, Guilford, Houlton, Island Falls, Jackman, Jonesport, Kingfield, Lincoln, Lubec, Machias, Madawaska, Medway, Milbridge, Millinocket, Milo, Oakfield, Old Town, Patten, Presque Isle, Princeton, Rangeley, Rockwood Strip T1 R1 NBKP, Rumford, Saint Agatha, Unity, Van Buren, and Waterford.

C. PRIMARY AND SECONDARY LOCATIONS

- 1. Primary Location.** Each of the following areas within the unorganized and deorganized areas of the State, is within a primary location, except as modified pursuant to Section 10.08-A,C,4:
 - a.** Land within seven miles of the boundary of a rural hub that also is within one mile of a public road;
 - b.** Land within a town, plantation, or rural hub within one mile of a public road;

- c. Land within a township listed in Section 10.08-A,C,4,a that also is within one mile of a public road; and
 - d. Land within 700 feet of a Management Class 3 lake where the lake has no existing or potential water quality problems and soils are suitable for development.
- 2. **Secondary Location.** The following area within the unorganized and deorganized areas of the State is within a secondary location, except as modified pursuant to Section 10.08-A,C,4:
 - a. Land within a rural hub, or in a town, township, or plantation bordering a rural hub, that is also within three miles of a public road and outside the primary location;
- 3. **Measuring Distance.** Measurements from a rural hub are made in a straight line from the boundary of the minor civil division. Measurements from a public road are made in a straight line from the edge of the traveled surface. Neither straight line measurement is made across major waterbodies, or interstate highways, except as follows. Measurements are made across major waterbodies, or interstate highways when the resulting primary or secondary location on the other side of such features is either directly connected by a public road that crosses the feature, or contiguous with the respective primary or secondary location.
- 4. **Inclusions and Exclusions to Primary and Secondary Locations.** New additions to and removals from primary and secondary locations must result from a regional planning process that addresses the location of development through a balanced and comprehensive process, such as prospective zoning or community guided planning and zoning as described in the Comprehensive Land Use Plan and applicable Commission guidance documents.
 - a. **Additional Land Included in Primary Locations.**
 - (1) Land within one mile of a public road within the following townships is within the primary location: Benedicta Twp., Blanchard Twp., E Twp., East Moxie Twp., Greenfield Twp., Kingman Twp., Madrid Twp., Marion Twp., Moxie Gore Twp., Oxbow North Twp., Prentiss Twp., Silver Ridge Twp., T9 R5 WELS, and T9 SD BPP.
 - b. **Land Excluded from Primary and Secondary Locations.**
 - (1) Areas not eligible. Land within the Prospective Zoning Plan for the Rangeley Lakes Region is not eligible for inclusion in the primary or secondary locations.
 - (2) Areas removed or excluded. The following minor civil divisions are removed or excluded from primary and secondary locations. Land within 700 feet of Management Class 3 lakes is considered separately and included in primary locations pursuant to Section 10.08-A,C,1,d, unless excluded pursuant to Section 10.08-A,C,4,b,(3).

Aroostook County

North Yarmouth Academy Grant Twp.
 T1 R5 WELS
 T3 R3 WELS
 Upper Molunkus Twp.

Franklin County

Mount Abram Twp.
 Redington Twp.

Hancock County

T7 SD BPP

Oxford County

Andover West Surplus Twp.

Penobscot County

Argyle Twp.
 T1 R6 WELS
 T3 R7 WELS
 T4 R7 WELS

Piscataquis County

Big Moose Twp.
 Bowdoin College Grant West Twp.
 Elliotsville Twp.
 Lily Bay Twp.

Somerset County

Carrying Place Town Twp.
 Dead River Twp.
Highland Plt.
 Johnson Mountain Twp.
 Lexington Twp.
 Long Pond Twp.
 Misery Twp.
 Misery Gore Twp.
 Pierce Pond Twp.
 Rockwood Strip T2 R1 NBKP
 Sandwich Academy Grant Twp.
 Sapling Twp.
 Taunton & Raynham Academy
 Grant
 T3 R4 BKP WKR

Table 10.08-A-1. Areas removed or excluded from primary and secondary locations.

- (3) Primary locations around MC3 lakes. Land within 700 feet of the following lakes as described below, are excluded from primary locations:
- (a) The portions of Brassua Lake (#4120) in Brassua Twp., Rockwood Strip T2 R1 NBKP, and Sandwich Academy Grant Twp.;
 - (b) Indian Pond (#4090) in Big Moose Twp., Chase Stream Twp., Indian Stream Twp., and Sapling Twp.; and
 - (c) The portion of Long Pond (#2536) in Long Pond Twp.

...