

Highland Pt.



T2 R2 BKP WKR

Somerset County



Land Use Guidance Map

Department of Agriculture, Conservation and Forestry
Maine Land Use Planning Commission

Legend

DEVELOPMENT SUBDISTRICTS

- D-CI: Commercial Industrial
- D-GN: General
- D-RS: Residential

PROTECTION SUBDISTRICTS

- P-FP: Flood Prone
- P-GP: Great Pond
- P-SG: Soils and Geology
- P-SL2: Shoreland - 75'
- P-WL1: Wetlands of Special Significance
- P-WL2: Scrub-shrub Wetlands
- P-WL3: Forested Wetlands

INTERIM ADOPTION PROPOSAL

- Highland Plantation voted to repeal its locally adopted Comprehensive Plan and Zoning Ordinance on April 26, 2025.
- Pursuant to 12 § 685-A(4-A)(B), the Land Use Planning Commission proposes revisions to its Chapter 17 rules associated with reestablishing jurisdiction in Highland Plantation, Maine.
- This Land Use Guidance Map was in effect prior to the transfer of land use regulatory authority to Highland Plantation in 2016. To provide interim guidance to the property owners in Highland Plantation, the Commission staff, and the public, the Commission proposes to adopt this Land Use Guidance Map temporarily as part of the proposed Chapter 17 revisions.
- The Commission will undertake a public input process and land use inventory to prepare a draft updated Land Use Guidance Map for consideration through a staff-initiated zoning petition. An updated draft Land Use Guidance Map is to be considered for adoption by the Commission no later than its regular business meeting in December 2025.

For complete descriptions of those areas included within the various subdistricts, and the associated regulations, refer to the Commission's Chapter 10 rules: Land Use Districts and Standards. Where any inconsistencies exist between the district boundaries, as shown on this map, and those described by the Commission's Land Use Districts and Standards, the latter shall govern.

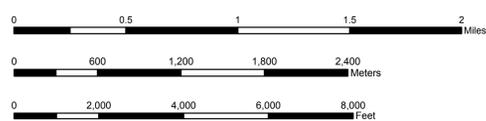
For simplicity, this map does not show all the Wetland Protection Subdistricts for areas identified pursuant to Section 10.23.N,2 such as the beds of rivers, lakes, and other water bodies, and freshwater wetlands within 25 feet of stream channels. Nevertheless, these areas are within P-WL Subdistricts. In addition, this map does not show the Shoreland Protection Subdistricts along stream channels flowing through wetlands. Nevertheless, these areas are within P-SL2 Protection Subdistricts. If the locations of flowing waters or bodies of standing water existing on the ground differ from those shown on the map, then, pursuant to 12 M.R.S., Section 685-A(2)(G), P-GP, P-RR, P-SL, P-WL, and other subdistrict boundaries that are based upon the location of such waters shall, as appropriate, be deemed to follow the flowing water or body of standing water existing on the ground.

This Land Use Guidance Map was adopted by the Maine Land Use Planning Commission on **08/03/2005**, and became effective on **08/18/2005**.

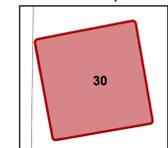
This map is certified to be a true and correct copy of the Official Land Use Guidance Map of the Maine Land Use Planning Commission.

By: Caroline M. Carroll, Director, Maine Land Use Planning Commission.

Amendments			
Location #	Zoning Permit	Effective Date	Remarks
		08/18/2005	Adoption of digital NWI wetlands



DeLorme map locus



USGS 7.5' quad index



- Map amendment location
- Point at which a river drains 25 square miles - symbol points upstream (12 M.R.S. Sec. 682-B(4))
- MIDAS number: Unique number assigned to each standing body of water in Maine.
- 9999
- Water Quality Limiting Lake - Refer to Section 10.23.E.3.g of the Commission's Land Use Districts and Standards.
- WQLL
- Lake Management Classes - Refer to Section 10.02 (Definitions) of the Commission's Land Use Districts and Standards.
- MC#