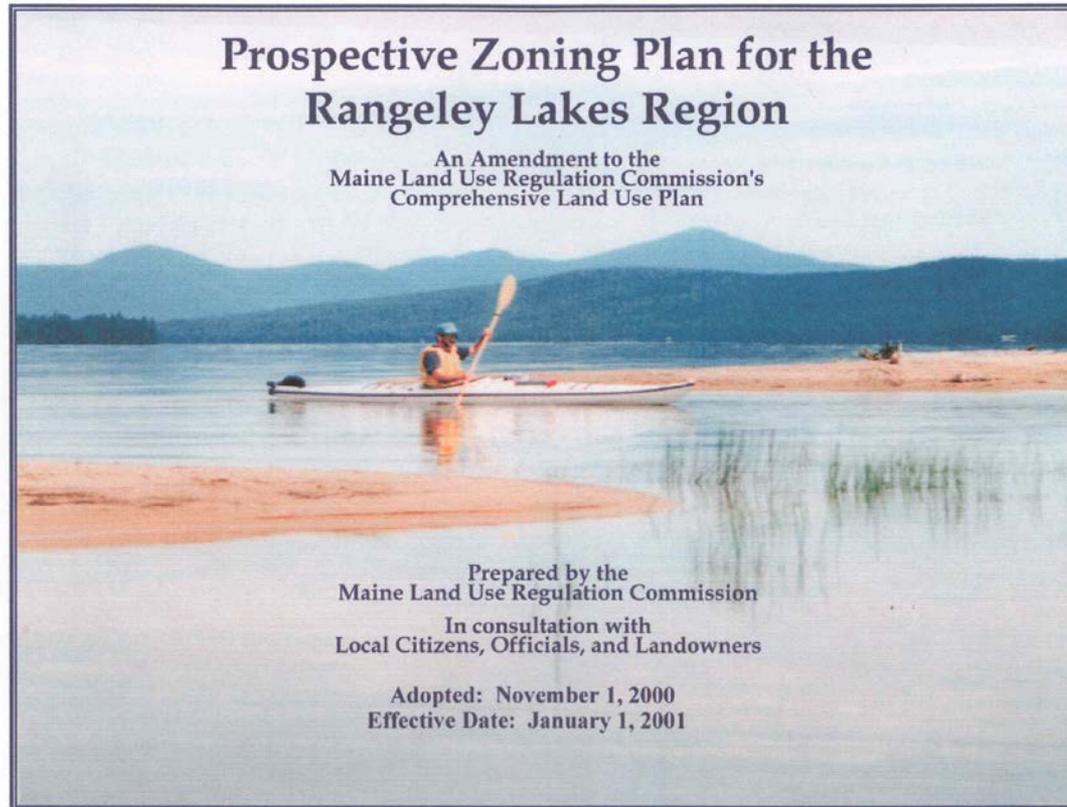


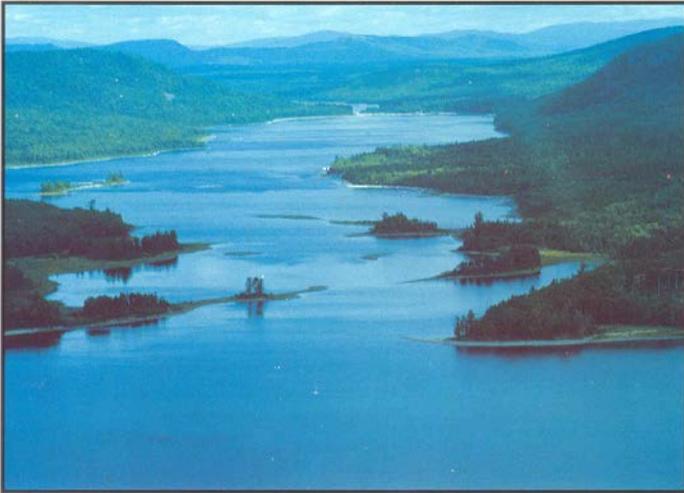
Rangeley Lakes Region Plan Implementation



Prospective Development Zoning

COMPREHENSIVE LAND USE PLAN

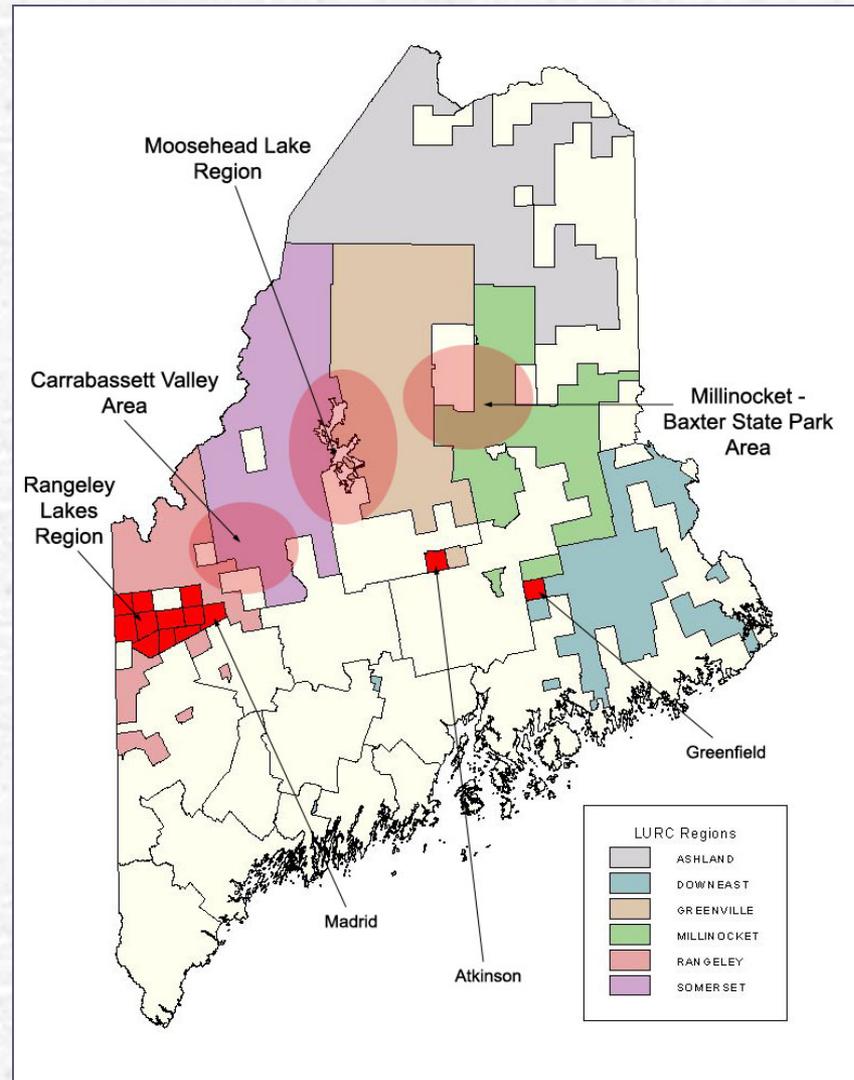
For Areas Within the Jurisdiction of the
Maine Land Use Regulation Commission



Department of Conservation
Maine Land Use Regulation Commission

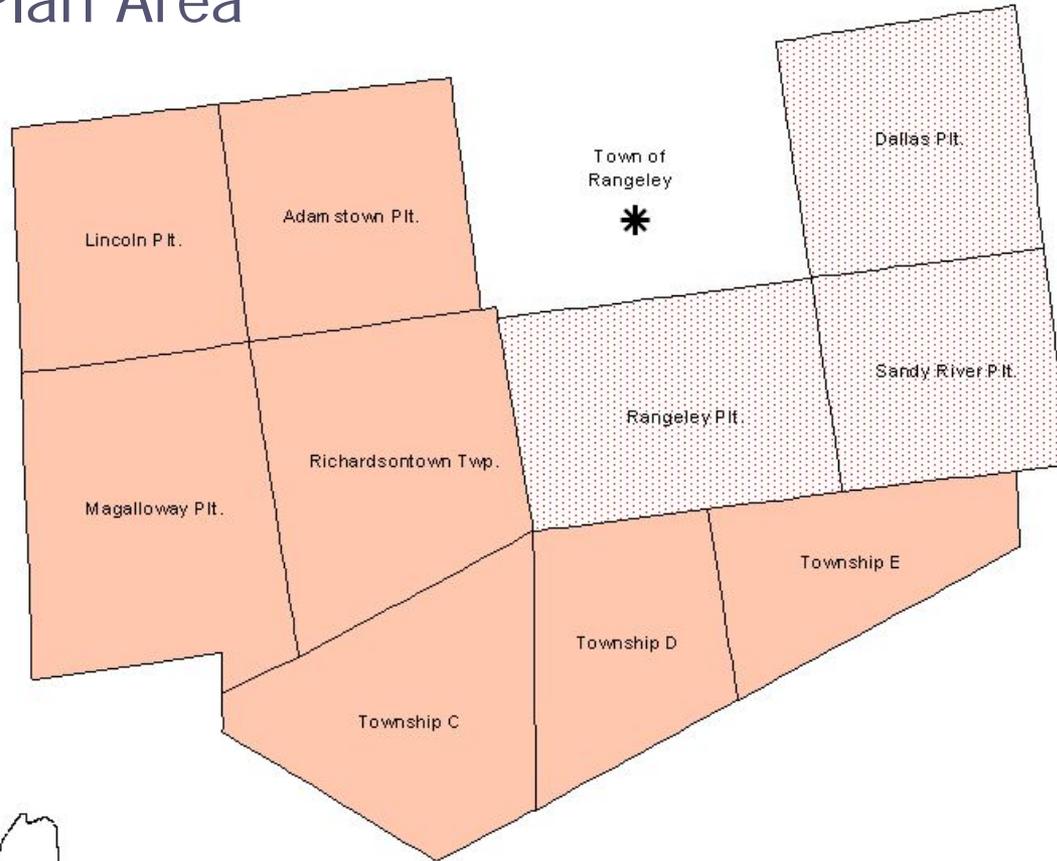
- ☛ Preferable to case-by-case rezonings
- ☛ Apply in high-growth, high-value regions
 - Rangeley Lakes area
 - Moosehead Lake area
 - Millinocket-Baxter State Park area
 - Carrabassett Valley area

Prospective Zoning Locations:



Rangeley Plan Region

Plan Area



Overall Process

- Land use inventory, 1995
- Staff analysis, 1996
- Local meetings to craft proposal, 1997-99
- Local meetings and public hearing, 2000
- Effective date, January 1, 2001

Process of Identifying Prospective Development Zones:

- ☛ Develop overall vision with local input
- ☛ Identify existing patterns of development
- ☛ Identify limitations
 - Poor soils (not definitive)
 - Commercial forest
 - Protected areas (wildlife habitat, easements)
- ☛ Public input

Listened to Public

- ☛ Mailings to property owners
- ☛ Over 30 meetings:
 - Plantations and townships
 - Meetings with regional organizations
 - Large landowners
- ☛ Consulted 4 opinion surveys

Planning Area Vision

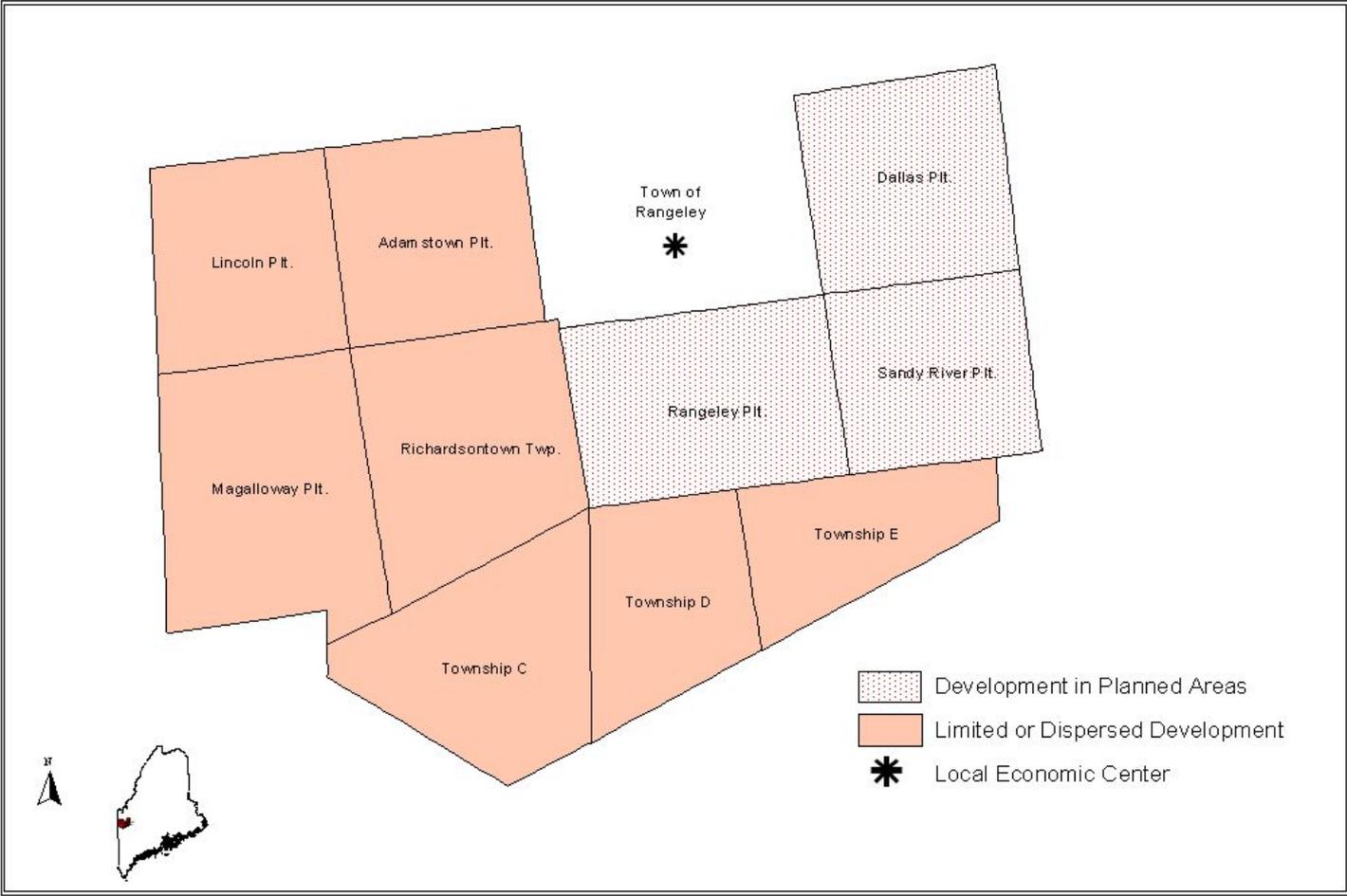


Reinforce historical development patterns:

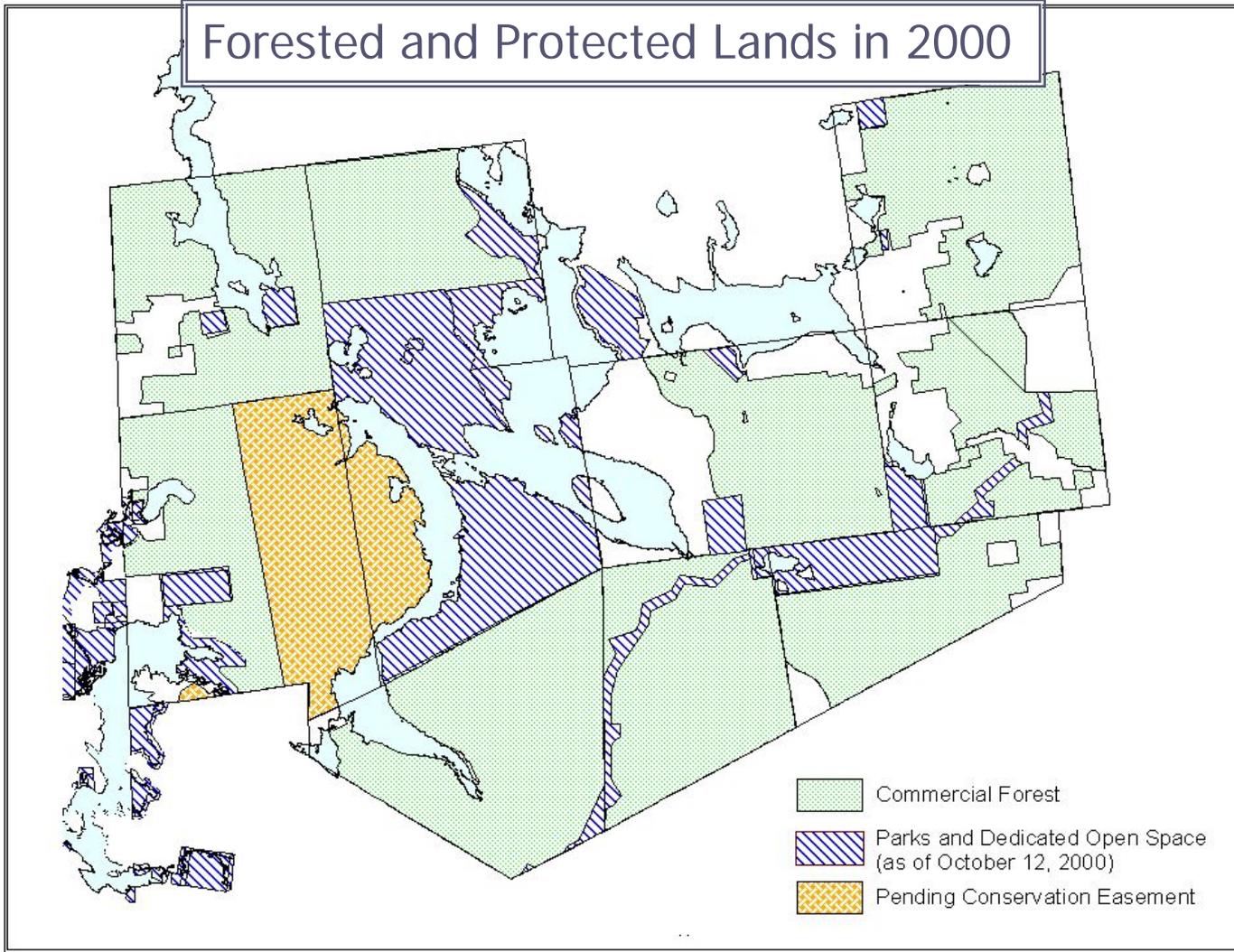
Locate most new development where principle values are least impacted – near organized areas and with relatively few scattered dwellings elsewhere.



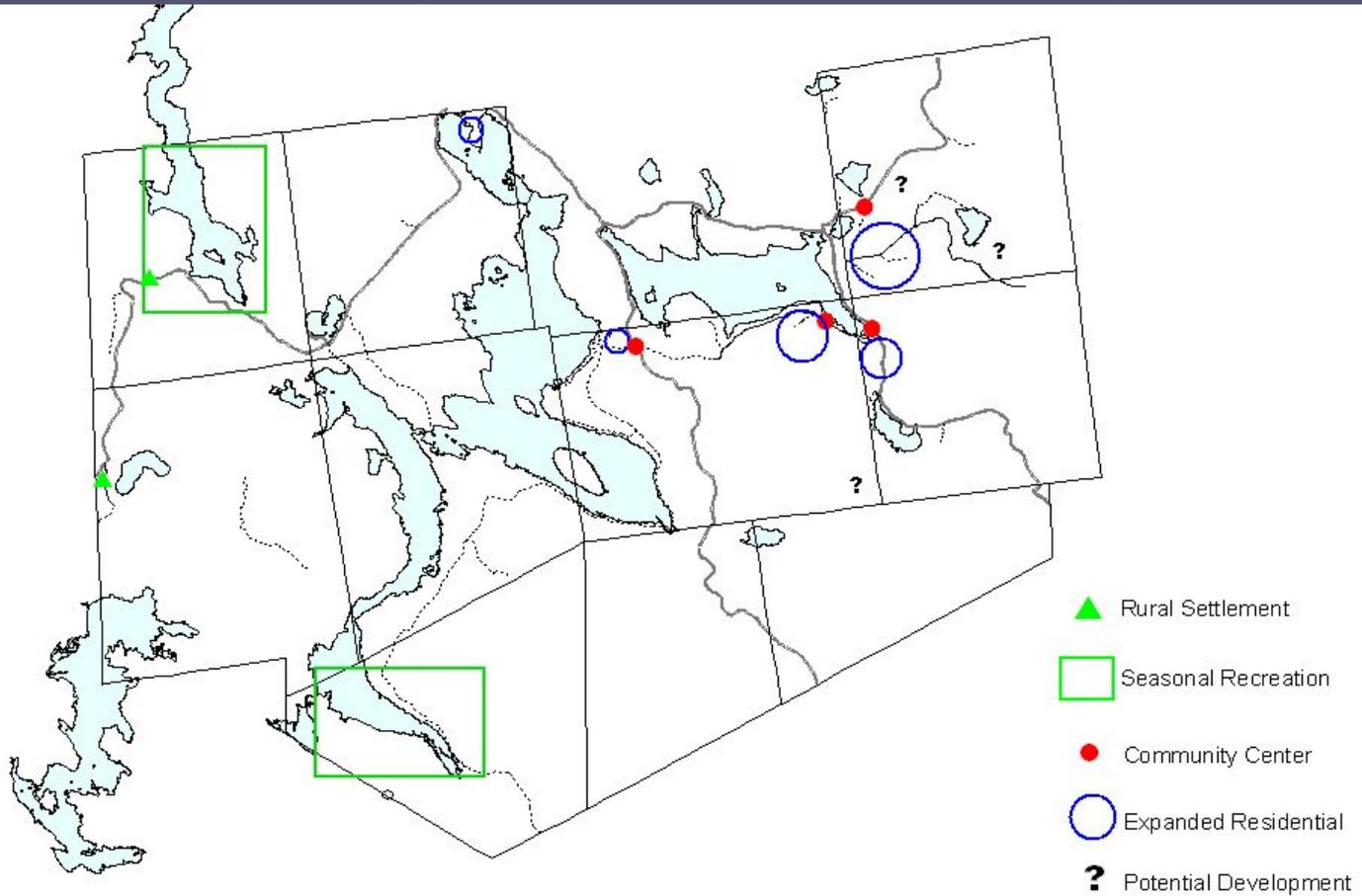
Regional Vision



Forested and Protected Lands in 2000



General Location of New Development Areas



New Zones

- ☛ Community Center (D-GN2)
- ☛ Rural Settlement (D-GN3)
- ☛ Extended Settlement (D-ES)
- ☛ Community Residential (D-RS2)
- ☛ Recreational Residential (D-RS3)
- ☛ Semi-Remote Lake (P-GP2)

Additional Standards

- ☛ Screening
- ☛ Non-residential parking
- ☛ Lighting
- ☛ Height/dimensional standards
- ☛ Generalized design review
- ☛ Home occupations

The Rezoning Criteria:

- ☛ Unforeseen circumstances
- ☛ Contiguous development districts
- ☛ More effective approach

Initial Assessment of Plan Implementation

- ☛ Track development trends
- ☛ Focus development near Rangeley
- ☛ Monitor development on Aziscohos and Lower Richardson
- ☛ Track permits for home occupations in M-GN
- ☛ Review new standards for development
- ☛ Evaluate new rezoning criteria
- ☛ Consider other potential development areas
- ☛ Track acquisition and conservation priorities

Track Development Trends

Focus Development near Rangeley

- Analyze BPs, DPs, SPs and ZPs by plantation/township and zoning subdistrict over time
- Determine whether recent development (2001-2003) is occurring primarily within new/expanded development subdistricts

Development Permit (DP) Activity

<u>Plt./Twp.</u>	<u>Date</u>	<u>Summary</u>
Dallas	1999	Home occupation (B&B)
	1999	Sand/salt shed
	1999	Pavillion
	2000	Town garage
	2001	Golf course (ATF)
Rangeley	1996	General store
	1997	Private school (not approved)
	2000	Sporting camps, main lodge
Sandy River	2001	Convenience store
Lincoln	1998	Change shed to camp office
Magalloway	1996	8 wilderness campsites

Zoning Petitions 1996 - 2003

Rangeley Lakes Region and Adjacent Plantations and Townships

PLT./TWP.	DATE	ZP #		SUMMARY of PETITION	A/D*
Dallas	1/17/1996	600	1	Rezone 3.5 acres from D-RS to D-GN to create 3rd lot	A
	6/19/1996	603	1	Rezone 24.8 acres from P-FW to M-GN	A
	8/19/1999	636	1	Rezone M-GN & D-RS to D-GN for salt/sand shed	A
	12/16/1999	638	1	Rezone 6.1 acres M-GN to D-GN for school	D
	2/17/2000	640	1	Rezone from D-RS, M-GN, P-WL, P-FW & P-SL to P-UA & P-AR	A
	4/27/2000	443	A	Rezone 1.4 acres from M-GN to D-GN	A
	7/10/2002	663	1	Rezone 43.2 acres from M-GN to D-RS2	D
	12/11/2002	670	1	Rezone 5 acres from M-GN to D-GN2	D
Rangeley	4/17/1996	602	1	Rezone 2.76 acres from M-GN to D-GN for store	A
Sandy River	9/25/1997	612	1	Rezone 14 acres from P-GP & D-RS for 9 lot subdivision	A
	8/19/1999	637	1	Rezone 7.3 acres from M-GN to D-GN	A
Lincoln	2/21/1996	593	1	Rezone 101 acres M-GN/PSL to D-RS; 17 lot subdivision	D
ADJACENT PLT./TWP.					
Andover North Surplus	2/21/1996	587	1	Rezone 56.5 acres from M-GN & P-SL2 to D-RS	D
	2/21/1996		1	Revise proposal to rezone 10 acres to D-RS	A
Lang	5/20/1999	632	1	Rezone 25 acres from M-GN to D-CI	A
Madrid	9/20/2001	658	1	Apply P-RR zone within 1/2 mile of Saddleback Pond (MCG-remote pond), replacing M-GN	A

NOTE: *A denotes approval; D denotes disapproval

Subdivision Activity

<u>Plt./Twp.</u>	<u>Date</u>	<u>Summary</u>	<u>A/D</u>
Dallas	1996	3 rd dwelling unit	A
	1996	Divide lot #3 into 3 lots	A
	1997	Add subdivision lot	A
	1999	ATF additional lot	A
Rangeley	1998	Create 2 lots -- survey error	A
	2000	Create 5 lots from cluster lot	A
Sandy River	1997	8 lot subdivision	A
	2002	Add one lot	A
Lincoln	1996	17 lot subdivision	D
Adamstown	2002	2 lot subdivision	A
	2003	6 lot subdivision w/retained lot	A
Andover No. Surplus	1996	28 lot subdivision	A

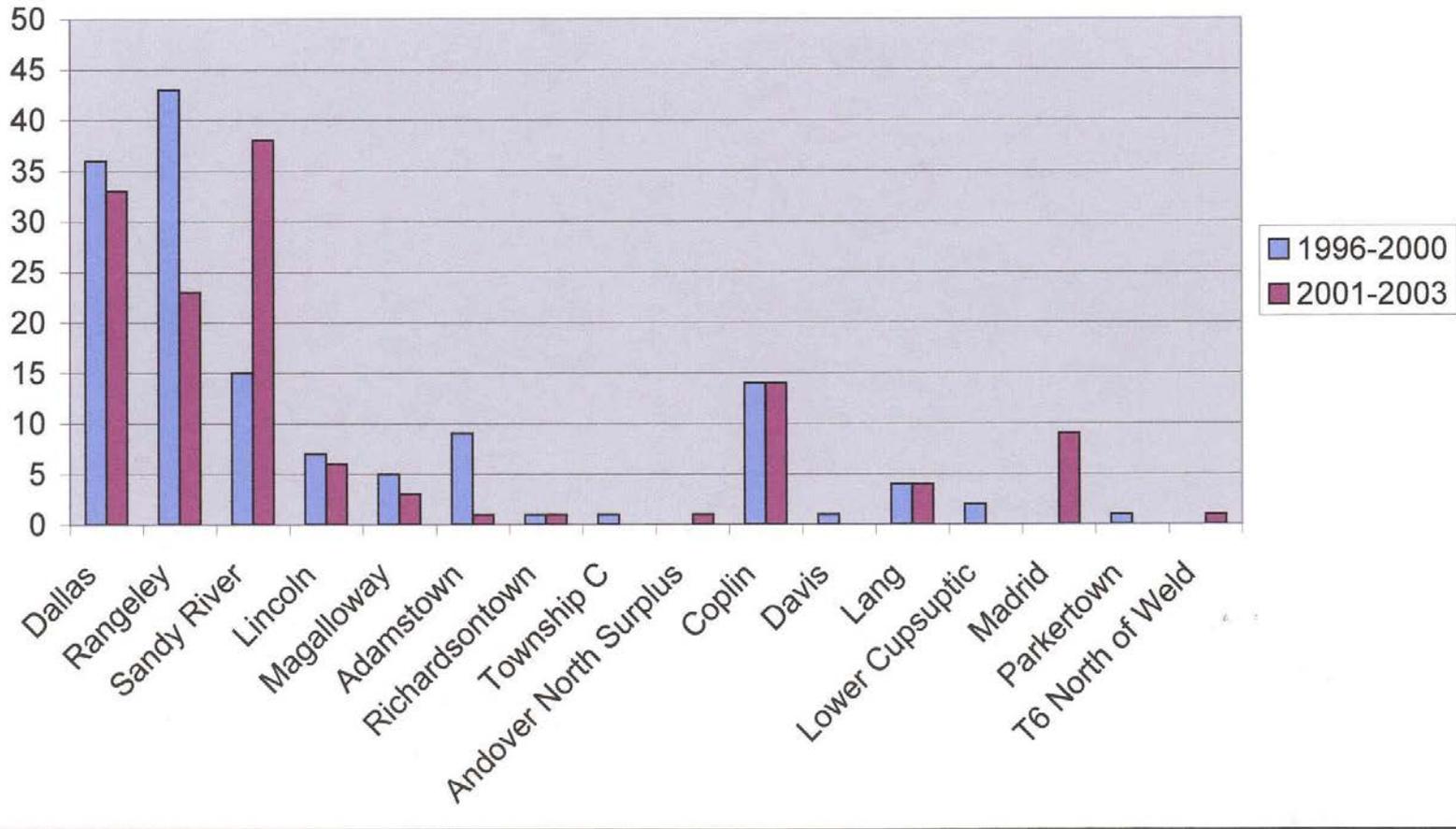
BUILDING PERMIT ACTIVITY

Rangeley Lakes Region and Adjacent Plts. And Twps.

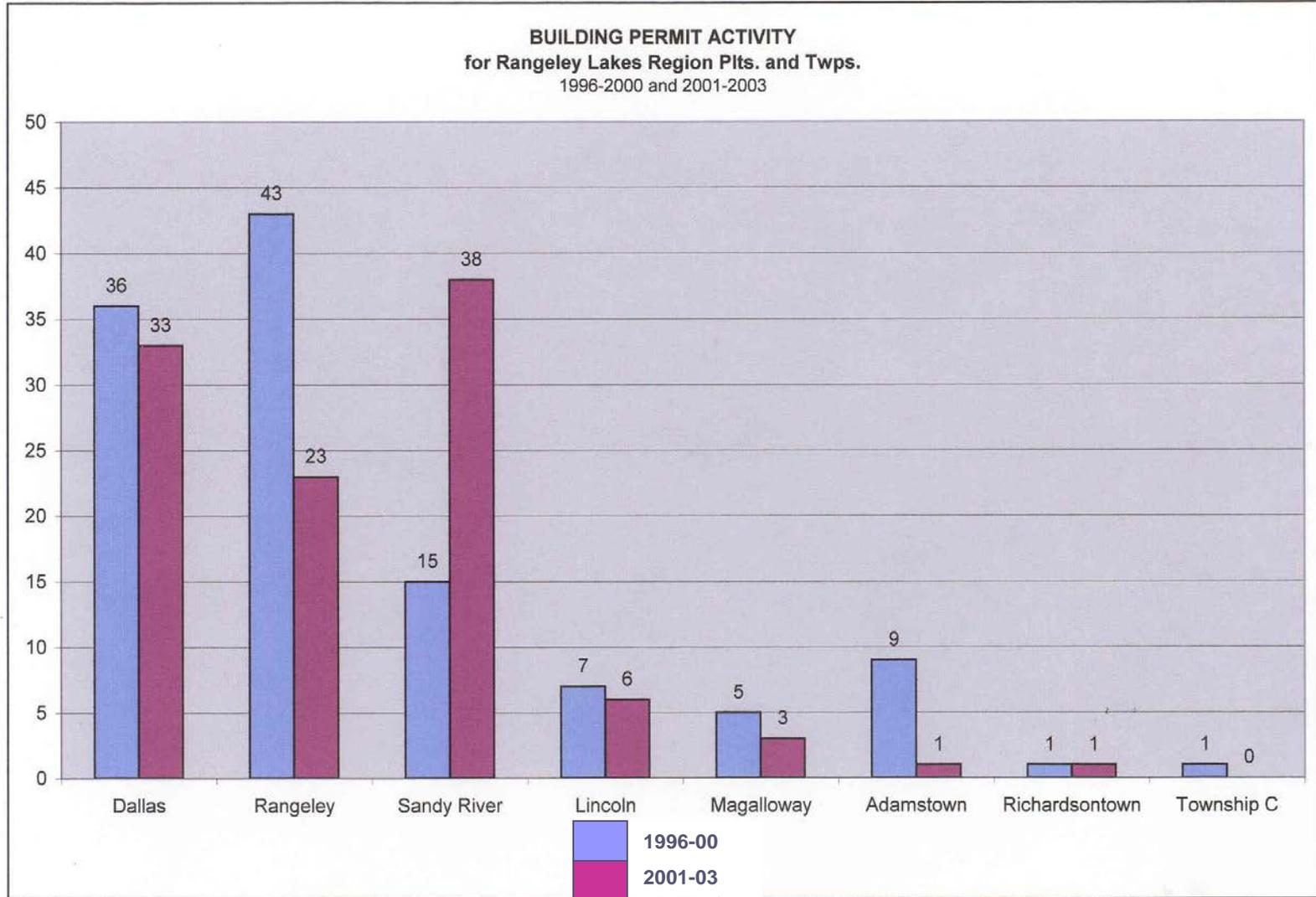
<u>Rangeley Lake Region Plantations and Townships</u>	<u>1996 - 2000</u>	<u>2001 - 2003</u>	<u>Total # of BPs</u>
Dallas	36	33	69
Rangeley	43	23	66
Sandy River	15	38	53
Lincoln	7	6	13
Magalloway	5	3	8
Adamstown	9	1	10
Richardsontown	1	1	2
Township C	1	0	1
TOTAL	117	105	222
<u>Adjacent Plantations and Townships</u>			
Andover North Surplus	0	1	1
Coplin	14	14	28
Davis	1	0	1
Lang	4	4	8
Lower Cupsuptic	2	0	2
Madrid	0	9	9
Parkertown	1	0	1
T6 North of Weld	0	1	1
TOTAL	22	29	51

Building Permit Activity

BUILDING PERMIT ACTIVITY
for Rangeley Lakes Region and Adjacent Plts. and Twps.



Rangeley Lakes Region BPs

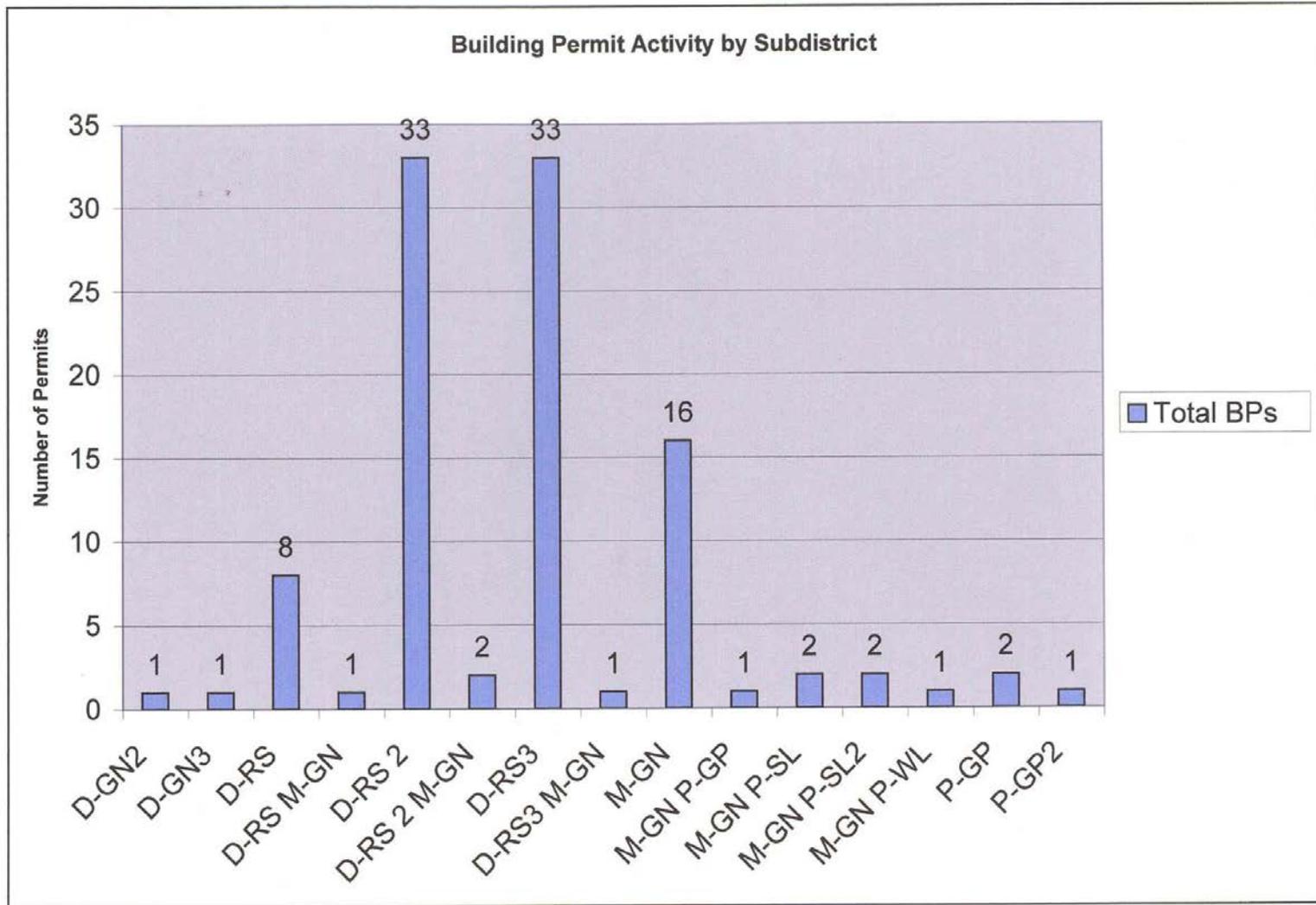


Building Permits by Subdistrict

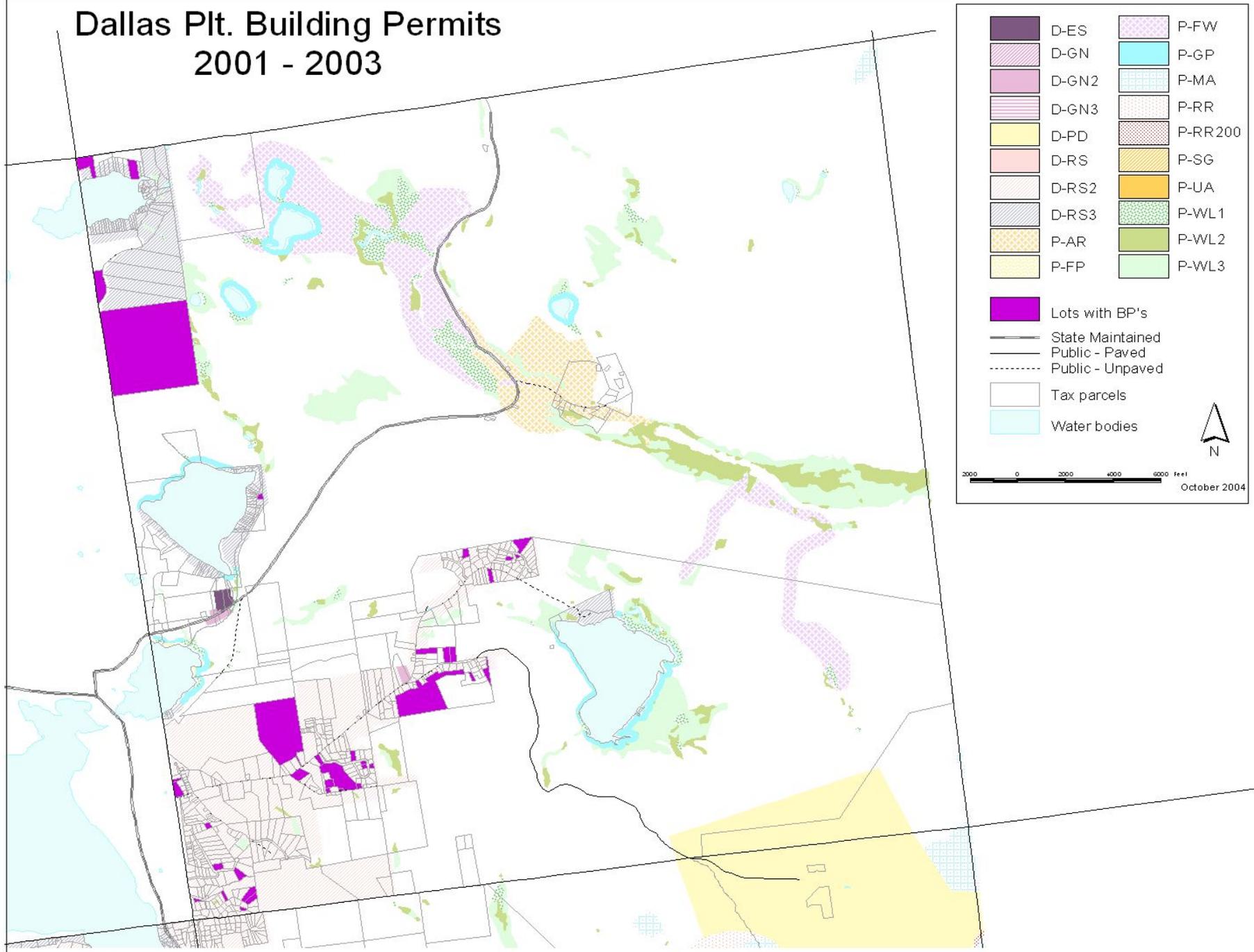
2001 - 2003

LURC ZONE	Total BPs	Dallas	Rangeley	Sandy River	Lincoln	Magalloway	Adamstown	Richardsontown
D-GN2	1			1				
D-GN3	1				1			
D-RS	8		3	4	1			
D-RS M-GN	1	1						
D-RS 2	33	19	5	9				
D-RS 2 M-GN	2	2						
D-RS3	33	4	10	17		1		1
D-RS3 M-GN	1	1						
M-GN	16	6	5	3	1	1		
M-GN P-GP	1					1		
M-GN P-SL	2			2				
M-GN P-SL2	2			2				
M-GN P-WL	1				1			
P-GP	2				1		1	
P-GP2	1				1			
TOTAL	105	33	23	38	6	3	1	1

BP Activity by Subdistrict



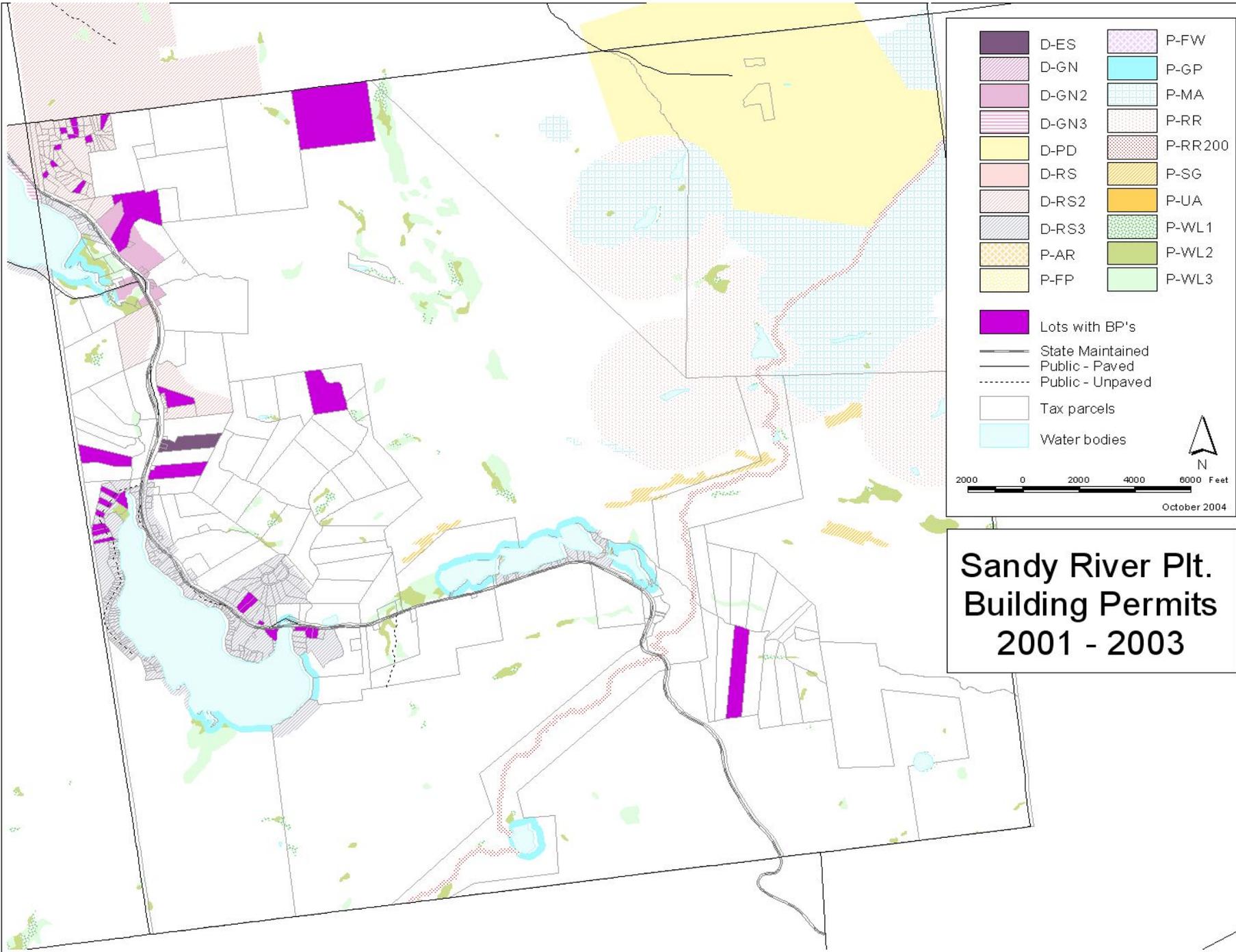
Dallas Plt. Building Permits 2001 - 2003



- | | |
|---|---|
|  D-ES |  P-FW |
|  D-GN |  P-GP |
|  D-GN2 |  P-MA |
|  D-GN3 |  P-RR |
|  D-PD |  P-RR200 |
|  D-RS |  P-SG |
|  D-RS2 |  P-UA |
|  D-RS3 |  P-WL1 |
|  P-AR |  P-WL2 |
|  P-FP |  P-WL3 |

-  Lots with BP's
-  State Maintained
-  Public - Paved
-  Public - Unpaved
-  Tax parcels
-  Water bodies

2000 0 2000 4000 6000 feet
October 2004



Initial Assessment, cont.

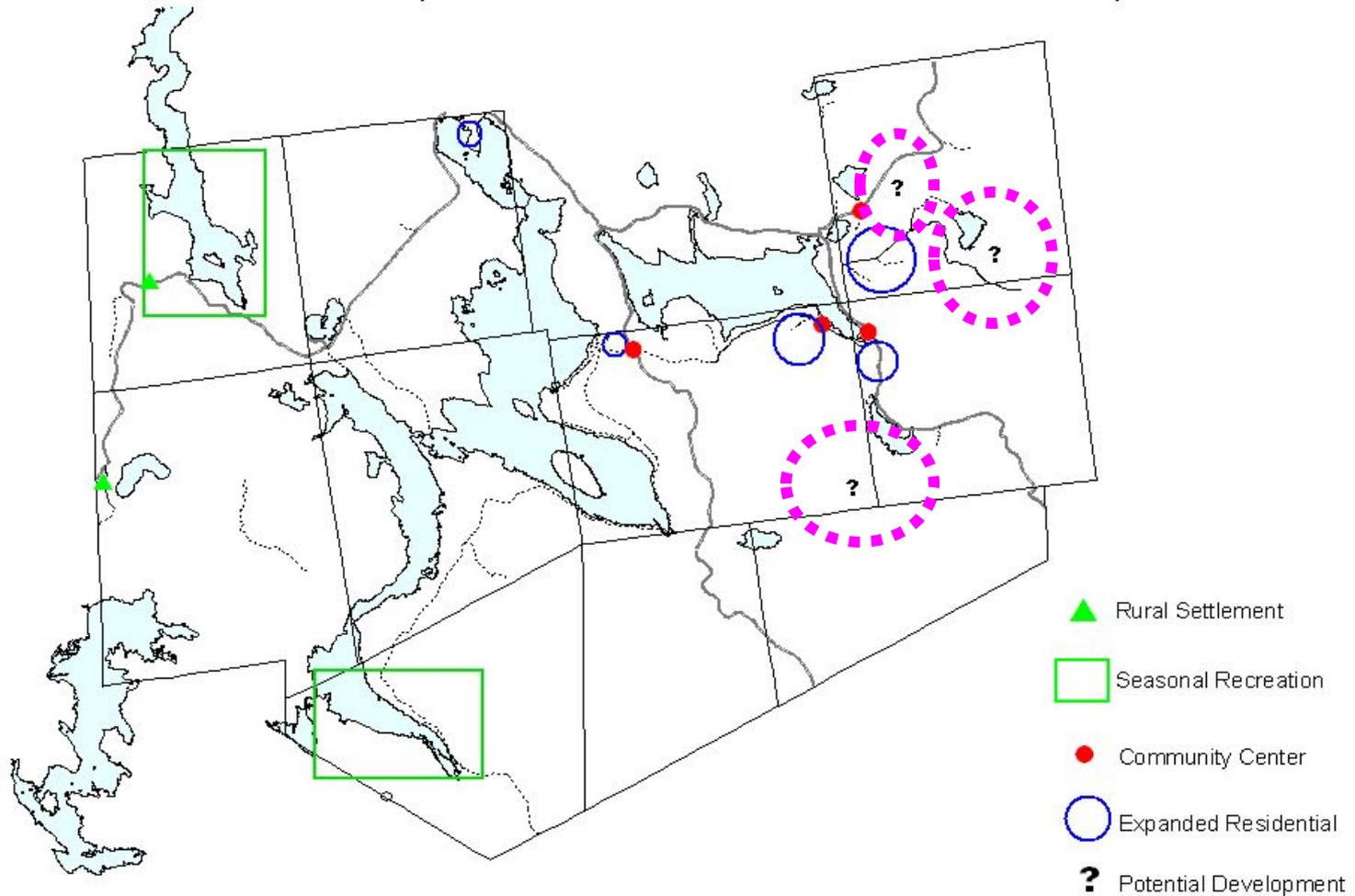
- ☞ Monitor development on Aziscohos and Lower Richardson lakes
 - Lincoln – 6 BPs, 1 in P-GP2
 - Magalloway – 3
 - Richardsontown – 1
- ☞ Track permits for home occupations
 - 1996-2000 – 4 BPs in Dallas, 1 DP in Rangeley
 - None since 2001 – major/minor distinction

Initial Assessment, cont.

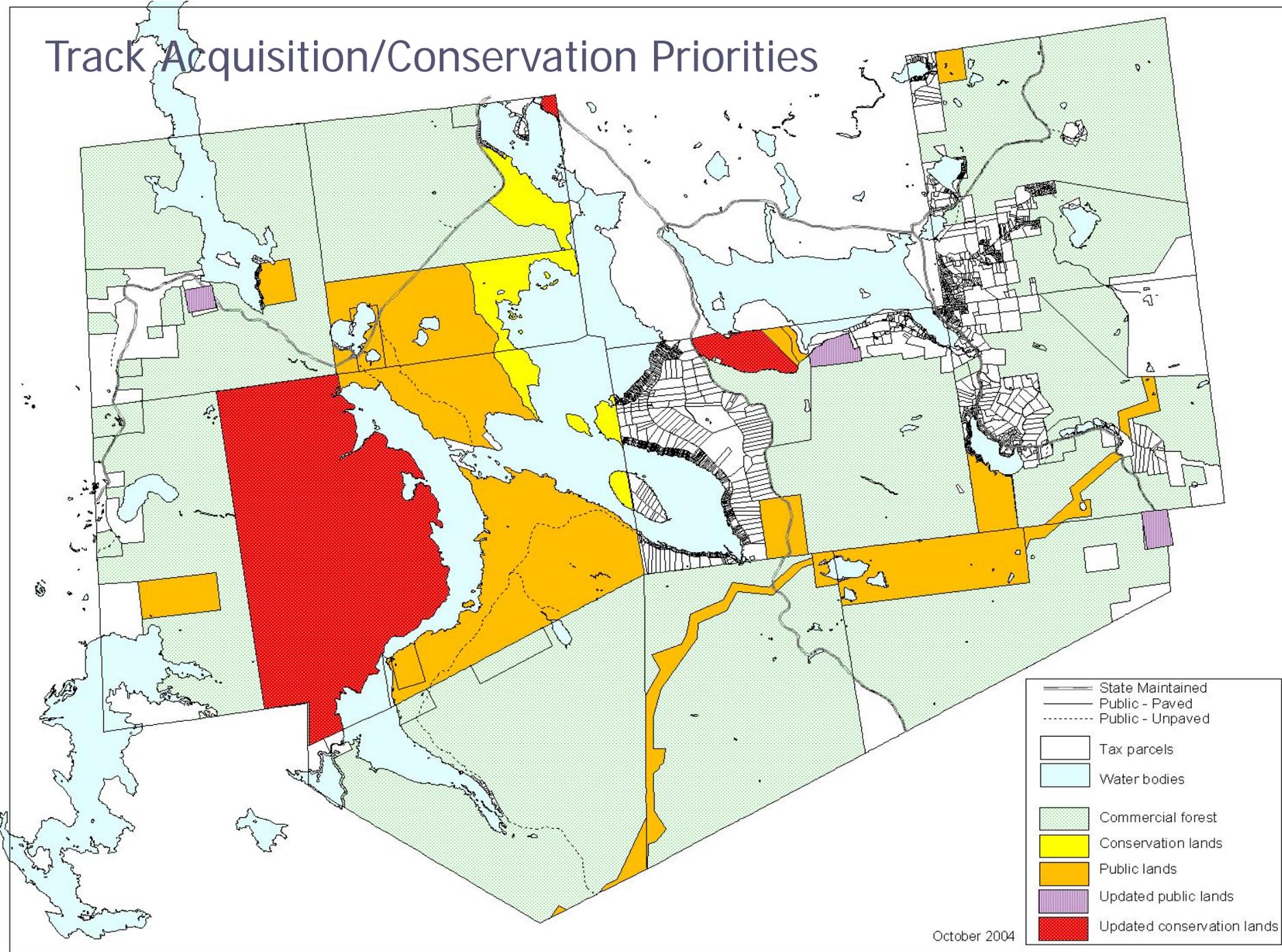
- ☛ Review new development standards
- ☛ Evaluate new rezoning criteria
- ☛ Consider other potential development areas

Potential Development Areas

Map 7: General Location of New Development Areas



Track Acquisition/Conservation Priorities



October 2004