

Rangeley Region Prospective Zoning Plan

20-YEAR REVIEW

Following an extensive planning effort, the *Prospective Zoning Plan for the Rangeley Lakes Region* (Rangeley PZP or PZP) was adopted by the Maine Land Use Regulation Commission (now the Maine Land Use Planning Commission) as an amendment to its *Comprehensive Land Use Plan* in November 2000. The Rangeley PZP took effect January 1, 2001 and includes:

- Adamstown Twp.
- Dallas Plt.
- Lincoln Plt.
- Magalloway Twp.
- Rangeley Plt.
- Richardsontown Twp.
- Sandy River Plt.
- Township C
- Township D
- Township E



The vision set forth in the Prospective Zoning Plan identifies several key goals which local people wanted to retain, and the Commission supported:

1. Be a four-season recreational gateway to the working woods for recreation and forestry;
2. Rely on the Town of Rangeley as the economic center;
3. Focus most year-round development in Dallas, Rangeley, and Sandy River Plantations (*a.k.a.*, 'Primary Plantations') adjacent to Rangeley;
4. Retain the working woods in most outlying townships; and
5. Maintain diverse lake experiential qualities from remote to rural and developed settings.

The Plan intended to accommodate approximately 20 years' worth of development by identifying areas where the community sought to focus new development, and prospectively zoned those areas with customized subdistricts accommodating the types of development desired by the community (e.g., commercial business, home-based businesses, or residential subdivision). That process resulted in approximately 1,550 acres of land being zoned to one of two existing or five new development subdistricts.

Now 21 years later, the amount of development permitted has been less than anticipated (see data highlights next page). However, external factors such as the reopening of the ski mountain and the COVID-19 Pandemic seem to be increasing demand for housing in the region. If the residential development trends of 2020 and 2021 continue, the remaining unutilized prospectively zoned areas could be consumed quickly. The Rangeley PZP may be at a point where it would be appropriate for the community to update or revise it. Determining when and how to go about updating the Plan will depend on what the community wants to do, and on available resources to complete such a project. The LUPC will be seeking input on next steps over the summer and meeting with community leaders and stakeholders to determine next steps.

For a copy of the full 2022 Evaluation and Progress Report to the Commission, or to provide feedback on the Report, visit the project website:

www.maine.gov/dacf/lupc/plans_maps_data/rangeleyplan/rangeleyplan.html

If you would like to discuss this project or offer comments, you can contact Tim Beaucage by e-mail: timothy.beaucage@maine.gov, by phone at (207) 931-6974, or by sending your comments to:

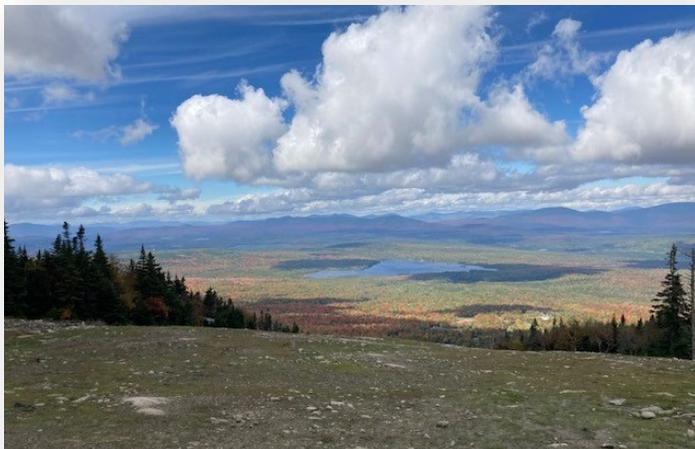
Attn: Rangeley Prospective Zoning Plan
Land Use Planning Commission
22 State House Station
Augusta, Maine 04333

**The LUPC hopes to
hear from you!**

**SUMMARY OF DEVELOPMENT ACTIVITY:
COMPARISON OF PRE-PLAN AND POST-PLAN DATA**

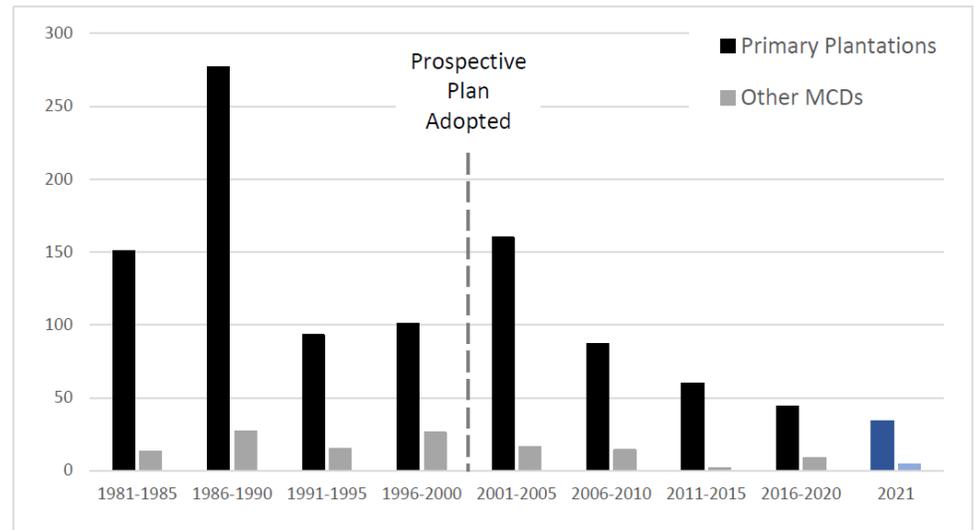
Development Activity	20 Years Pre-PZP	20 Years Post-PZP	% change
Total Permitting Actions	2,208	1,654	-25%
New Dwelling Units - Total	650	392	-40%
Average New Dwelling Units Per Year	35	20*	-43%
Development in Primary Plantations	86%	84%	-2%
Subdivisions - New Lots	347	141	-59%
Rezoning Approvals	25	5	-80%

*IMPORTANT NOTE: There were 38 new dwellings permitted in 2021 and 2022 permit applications are on par with 2021 numbers, indicating possible effects from the current pandemic, the reopening of Saddleback, or a combination of these factors. This trend should be considered when determining next steps for the PZP.



See the full report for more information!

New Dwellings by MCD Type by Year, 1981 -2021
(excluding D-PD dwellings at Saddleback)



Non-Residential Development Permit Approvals by Minor Civil Division, 2001 - 2020

	Commercial Use	Public Inst.	Recreation	Recreational Lodging	Road	Saddleback ¹¹	Utilities	Total
Adamstown Twp.				10				10
Dallas Plt.	8	8	7		8	5	3	39
Lincoln Plt.	2	3		4	1			10
Magalloway Twp.		1		2	1		2	6
Rangeley Plt.	4	2	1	9	2		4	22
Richardsontown Twp.				2	1		1	4
Sandy River Plt.	6			1	3	16	1	27
Township C				1	1		3	5
Township D					1			1
Township E	1							1
Total	21	14	8	29	18	21	14	125

¹¹ These data include actions that may have resulted in "new dwellings" or "new lots" but are included here only if other non-residential development was also authorized.