

**NOTICE OF FILING OF APPLICATION
WITH THE MAINE LAND USE PLANNING COMMISSION**

This is to notify you that pursuant to provisions of 12 M.R.S. Section 685-B and the Commission's rule Chapter 10, Land Use Districts and Standards, a staff-initiated petition and application has been submitted to the Maine Land Use Planning Commission that proposes replacement zoning for the lands included in *A Concept Plan for the Lands of Lowell & Co. Timber Associates in Attean Township and Dennistown Plantation* and its associated Resource Protection subdistrict (P-RP 007) in Somerset County. The current major property owner does not wish to renew the 30-year Concept Plan, and it will expire on July 1, 2023.

The purpose of the P-RP subdistrict is to provide for the more efficient and effective management of single or multiple protection subdistricts than can be realized through the use of other protection subdistricts and their related standards. Concept Plans are initiated by a landowner, and are a cooperative approach for planning, land use management, and resource protection on their property.

A Concept Plan for the Lands of Lowell & Co. Timber Associates in Attean Township and Dennistown Plantation (Concept Plan) was approved by the Land Use Regulation Commission (now the Land Use Planning Commission, or Commission) in 1993. The Concept Plan area encompasses more than 17,000 acres in Attean Township and Dennistown Plantation.

When a Plan expires and is not renewed, the Commission must designate appropriate replacement zoning in accordance with the Commission's comprehensive land use plan, statute, and rules. LUPC staff has initiated a process to identify and designate appropriate replacement zoning that provides comparable protection for the resources existing within the area currently covered by the Plan. Proposed zoning changes are only within the area currently covered by the P-RP subdistrict in Attean Township and Dennistown Plantation.

Beginning on March 14, 2023, the application materials including maps showing proposed replacement zoning will be filed for public inspection at the following Maine Land Use Planning Commission office:

<u>AUGUSTA OFFICE</u>	
18 Elkins Lane - Harlow	Tel. (207) 287-2631
Bldg.	TTY (888) 577-6690
22 State House Station	FAX (207) 287-7439
Augusta, ME 04333-0022	

Written comments and requests for a public hearing must be submitted by April 14, 2023 and should be sent to: Maine Land Use Planning Commission, Attn: Stacy Benjamin, 22 State House Station, Augusta, ME 04333-0022. The Commission prefers that all requests for a public hearing be submitted within 20 days of the date an application is accepted for processing. Requests for a public hearing must clearly state the reason(s) a public hearing is warranted on this project.

The application and draft zoning maps, in addition to other information related to the expiration of the Concept Plan, can be viewed online at: https://www.maine.gov/dacf/lupc/plans_maps_data/resourceplans/attean-dennistown-prp007.html.

For more information about the Concept Plan, visit the Commission's Resource Protection and Concept Plans webpage here: https://www.maine.gov/dacf/lupc/plans_maps_data/resourceplans/prp007.pdf

If you have questions about the proposed zoning districts or the overall process for rezoning of the Concept Plan area, please contact Stacy Benjamin by phone (207-441-3761) or email at Stacy.Benjamin@maine.gov.