

NOTICE OF PUBLIC HEARING

PROPOSED RULE REVISIONS RELATED TO APPLICATION OF THE ADJACENCY PRINCIPLE AND SUBDIVISION STANDARDS

The Maine Land Use Planning Commission (LUPC) is seeking public comment on proposed amendments to Chapter 10, Land Use Districts and Standards, related to the Commission's policy for locating new development – called the adjacency principle.

PURPOSE OF RULE CHANGES

Today, single family homes can locate in most places in the Commission's service area, but most subdivisions and commercial development need a rezoning. To get a rezoning, these subdivisions and commercial developments generally must be located within one mile by road of existing compatible development. The proposed changes would replace the one mile rule-of-thumb with a new system for locating most new development near existing communities and public roads to make the delivery of public services more cost-effective and reduce fragmentation of undeveloped areas.

In addition, the proposal would allow commercial and residential development that is dependent on, or centered around, natural or recreational resources to locate near these resources in certain circumstances. Also included in the proposed amendment are revisions to the Commission's subdivision layout and design standards. The proposed changes are intended to improve the subdivision layout and design standards for the area served by the Commission, incorporating more flexibility and allowing more design options, while improving protections for important natural and cultural resources.

TIME AND PLACE OF PUBLIC HEARING

- January 8, 2019, 12:00 pm, at Jeff's Catering, 15 Littlefield Way, Brewer, Maine.
- Snow cancellation date: January 10, 2019, 12:00 pm, in the same location.

Before the hearing, starting at 11:30 am, there will be an open house where LUPC staff will be available to answer questions and discuss the draft rules with anyone who is interested.

Note: The public comment rule draft includes one correction to the November 9th, 2018 version previously available on the Commission's website. Please see the cover page of the the [public comment rule](#) draft for information.

HOW TO PARTICIPATE

All interested persons are invited to attend the hearing and offer testimony on the proposed rule. The public is not required to submit written testimony before the hearing. Members of the public may simply attend the hearing and give oral testimony.

The hearing record will remain open until January 22, 2019, to allow interested persons to file written statements with the Commission, and for an additional seven days until January 29, 2019,

to allow interested persons to file written statements in rebuttal of statements filed during the previous period. The record of the hearing will then close.

FOR ADDITIONAL INFORMATION OR TO SUBMIT COMMENTS

A copy of the proposed rule changes may be viewed at the Commission's main office (18 Elkins Lane, Harlow Building, Augusta, Maine) or may be downloaded from the agency's [website](#). To view the draft rule changes at the Augusta office, to ask questions, or to submit written comments, please contact Ben Godsoe: Benjamin.godsoe@maine.gov; 207-287-2619; or write to Land Use Planning Commission, c/o Ben Godsoe, 18 Elkins Lane, 22 State House Station, Augusta, Maine 04333.