



Moosehead Regional Planning Project

Photo: R. Turner

Community Meetings: June 29, 2022

Meeting Agenda

- Welcome and Introductions
- Overview of the Regional Planning Process
- Introduction to LUPC Toolkit
- What is Proposed: An overview of draft Package
- Questions / Discussion / Feedback
- What's next in the process

Opportunities to Participate

- Comments on the draft Package are welcome during or after this meeting through July 15
- Call, write, or email comments
- Fall 2022 – formal public comment period for any proposed zoning changes/rulemaking
- Sign up for GovDelivery notices through the project website

Background

- Moosehead Lake Region Concept Plan terminated July 2020
- Replacement zoning: M-GN and P zones
- Conservation Easement remains in perpetuity
- Weyerhaeuser agreed not to submit zoning petitions or development permits through Dec. 2022
- Since July 2020 the LUPC has facilitated a regional planning process

Process to Date



LUPC Planning Tool Kit

- Zoning
- Location of Development Policy

Zoning

- The Commission began its regulatory efforts with a land use inventory during the 1970s.
- This inventory became the basis for zoning in the service area.
- The zoning framework includes development, management and protection districts.
- The Commission also established land use standards to minimize impacts of development on resources and uses.
- The Commission's zoning districts and land use standards are the primary mechanisms for implementing its goals and policies, which are articulated in the Comprehensive Land Use Plan.

Zoning – Development District

Subdistrict	Description	Types of Uses
General Development (D-GN)	Areas of mixed-use development compatible with residential development.	<ul style="list-style-type: none"> • Single family, two family, and multi-family homes can be built with a permit. • Large and small subdivisions are allowed. • Small-scale commercial or industrial facilities that are compatible with residential uses are allowed. For example, a small store could be permitted in this subdistrict. • May contain additional areas around existing development to accommodate future growth.

Zoning – Development District

Subdistrict	Description	Types of Uses
Residential (D-RS)	Areas of relatively dense residential development. For example, a neighborhood with 4 or more residences within a 500 ft. radius.	<ul style="list-style-type: none"> • Intended to encourage the concentration of residential development (e.g. residential subdivisions). • No commercial or industrial uses, other than home-based businesses are allowed. • Allows single and two-family dwellings by permit, and multi-family dwellings by special exception.

Zoning – Development District

Subdistrict	Description	Types of Uses
Commercial/ Industrial (D-CI)	Areas of commercial and industrial uses that are incompatible with residential uses. For example, areas with 2 or more acres devoted to intensive commercial uses.	<ul style="list-style-type: none"> • Intended to concentrate more intensive commercial and industrial development in suitable locations • D-CI subdistricts allow for a wide array of structures and uses needed for any commercial or industrial development. • No residential uses are permitted in the D-CI Subdistrict.

Zoning – Management District

Subdistrict	Description	Types of Uses
<p>General Management (M-GN)</p>	<p>Covers areas appropriate for commercial forestry and agriculture activities. Such uses are allowed and encouraged without significant restriction.</p>	<ul style="list-style-type: none"> • This subdistrict contains all areas not included in a protection or development subdistrict. • Single family and two-family dwellings can be built with a permit. • Home-based businesses are allowed in conformance with certain standards. • No commercial or industrial uses are allowed, except for resource-based businesses like natural resource processing facilities or agritourism and certain recreation supply facilities. • General management subdivisions are allowed by permit.

Zoning – Protection District

Subdistrict	Description	Types of Uses
Protection Subdistricts (P-FP, P-FW, P-GP, P-SG, P-SL, P-WL, P-MA, etc.)	Natural resources areas identified as requiring special protection, including: floodplains, fish and wildlife habitat, great ponds, steep slopes, other bodies of standing and flowing waters, and freshwater and coastal wetlands.	<ul style="list-style-type: none"> • Allowed commercial and residential uses vary by subdistrict. Except for P-WL subdistricts, home-based businesses are generally allowed. • No residential or commercial subdivisions are allowed. • Timber harvesting is regulated by the Maine Forest Service, no approval by the Commission is required.

Questions about zoning subdistricts?

Location of Development Policy

- Initial screen for where most new zones for residential subdivisions or businesses can be created through zoning petitions (D-CI, D-GN, D-RS, D-LD)
 - Guides most new zones for residential and commercial development to areas that are:
 - ≤ 7 miles from a rural hub and
 - ≤ 1 mile from a public road
 - Some residential subdivisions can be located up to 3 miles from a public road in townships that share a boundary with a rural hub
- Primary Locations
- Secondary Locations

Location of Development Policy

- For the purpose of this initial screening process, it is important to have a predictable system that can be understood and used by property owners and the public. Therefore, Chapter 10 designates Primary Locations in two principal ways:
 1. At the township level in areas that meet the criteria (i.e., within 7 miles of the boundary of a rural hub and within one mile of a public road); and
 2. As a 700-ft area wide around Management Class 3 lakes (lakes identified as being suitable for development during the Wildlands Lake Assessment in the late 1980s).

Questions about LOD or zoning?

The Draft Moosehead Regional Planning Package

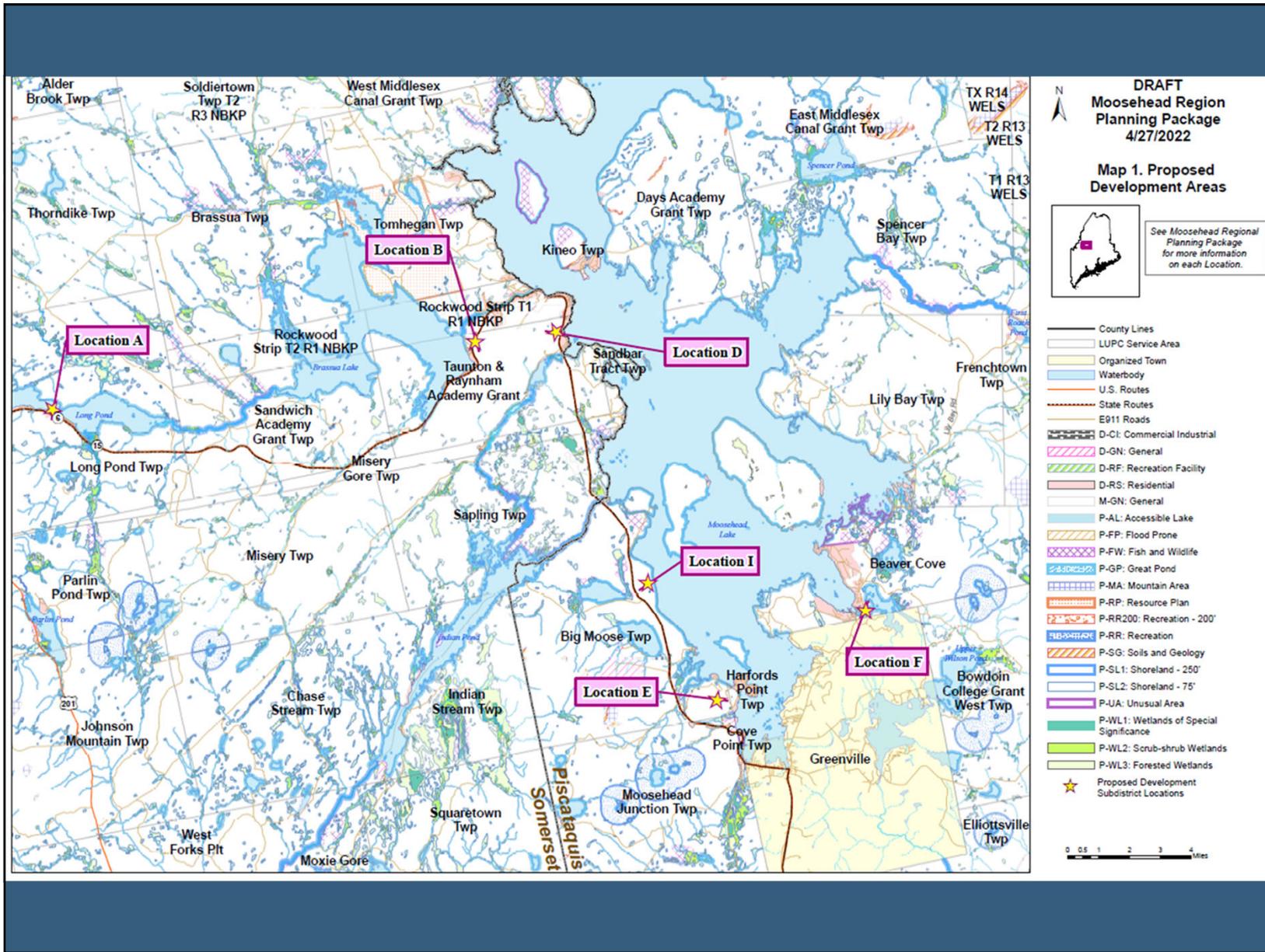
Proposes changes to both zoning in the region, and the Location of Development initial screen, which applies in any rezoning process

Part 1 – Proposed Rezoning

- The proposal calls for **6 new development zones** in 4 minor civil divisions (MCD)s.
- These locations were all formerly designated as development areas under the now terminated Concept Plan, and are **located near designated Rural Hubs.**

Part 1 – Proposed Rezoning

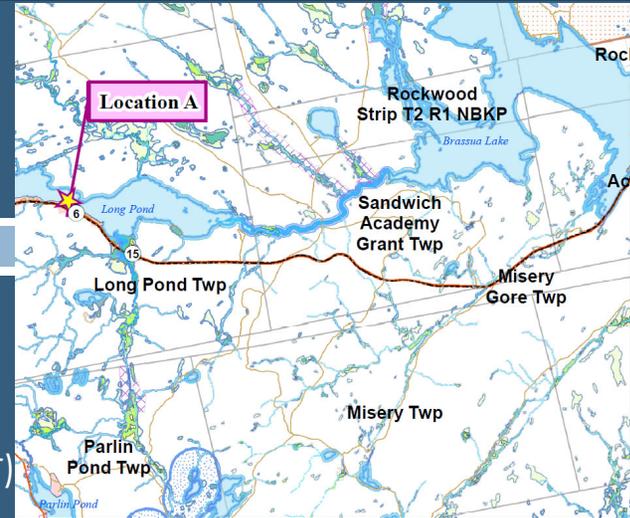
- The proposed development areas include **both D-GN and D-RS** subdistricts and comprise a maximum total of approximately **1,797 acres** (*extent of some areas may be adjusted upon further research and input*).
- This represents approximately **11%** of the **16,910 acres** originally designated for development in the Concept Plan.



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Location A - Long Pond Township

- D-RS (Residential) / ±17 acres
- Surrounded by D-RS zones (eliminates outlier)

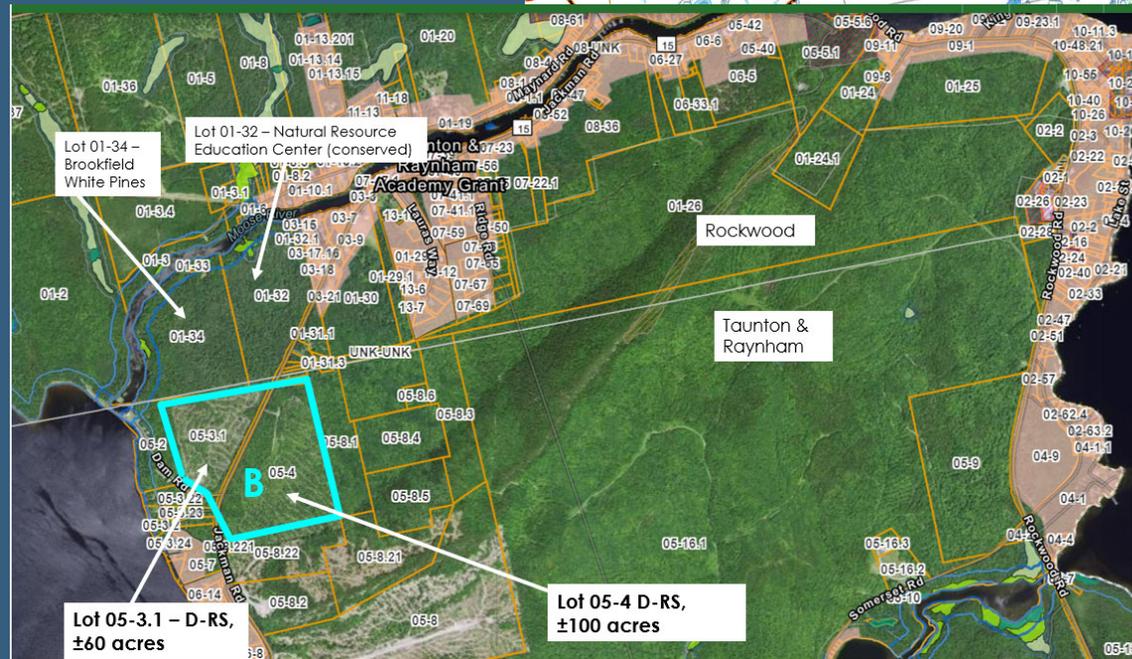
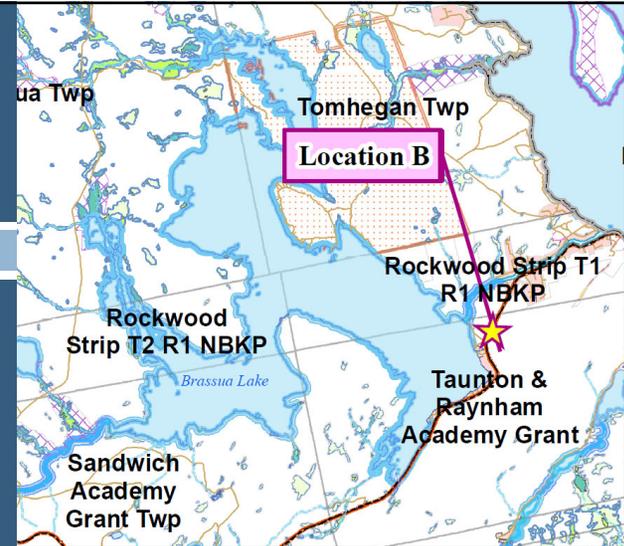


- Any development will still require permitting review to safeguard any significant resources such as vernal pools (as is the case for all proposed development areas)

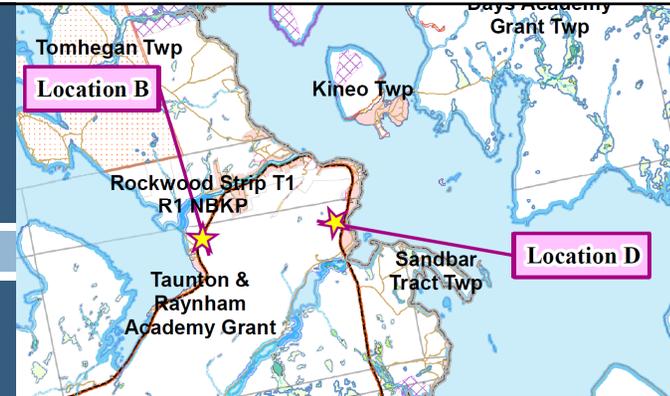
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Location B - Taunton and Raynham Academy Grant

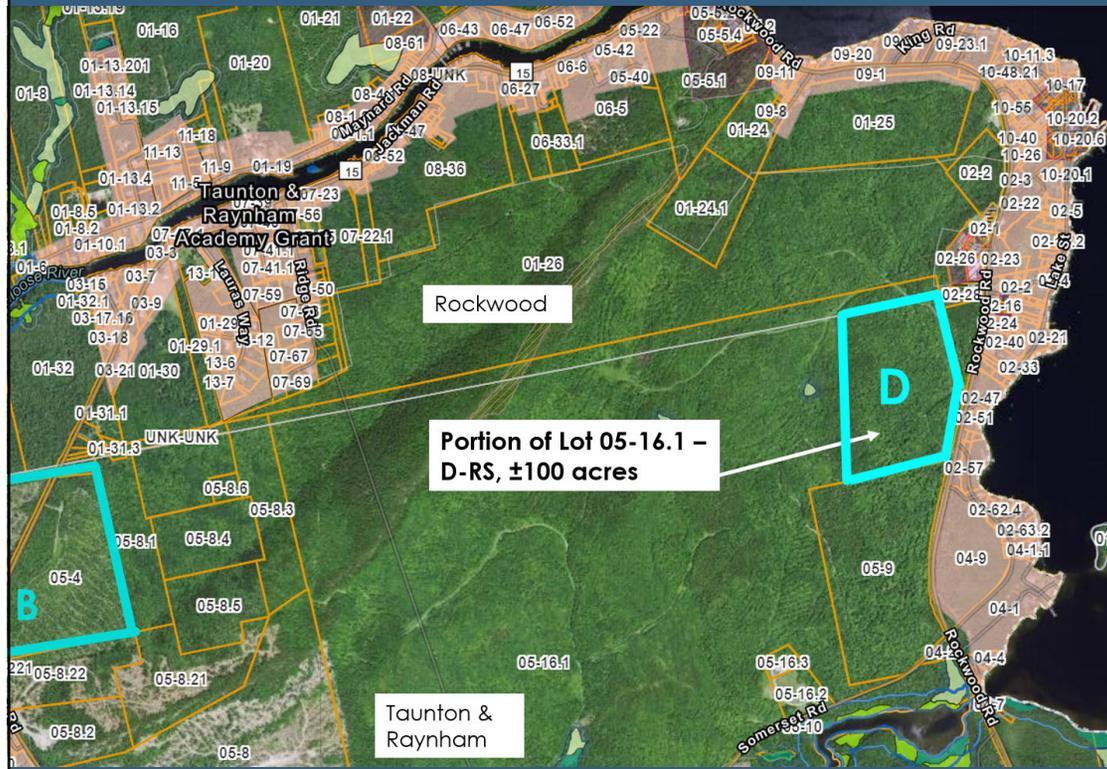
- D-RS (Residential) / ±160 acres (2 parcels)
- Near existing residential development and Rockwood



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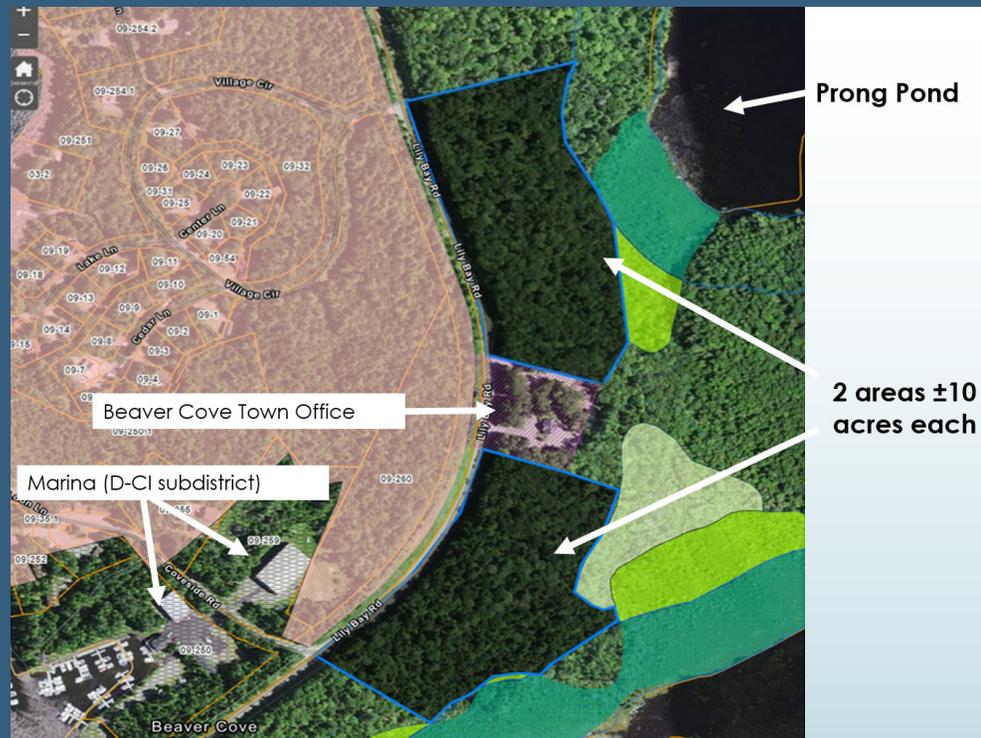
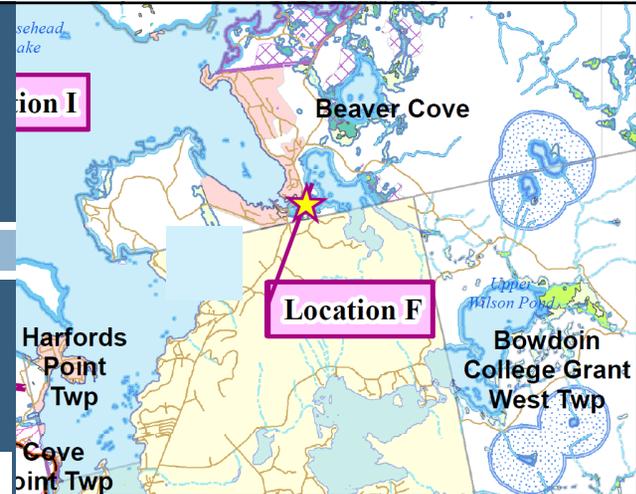
Location D - Taunton and Raynham Academy Grant



- D-RS (Residential) / ±100 acres
- Portion of former development area in Concept Plan (original size 3,574 acres)
- Near existing residential development
- Extent of area to be determined through additional research, field verification, and mapping considerations

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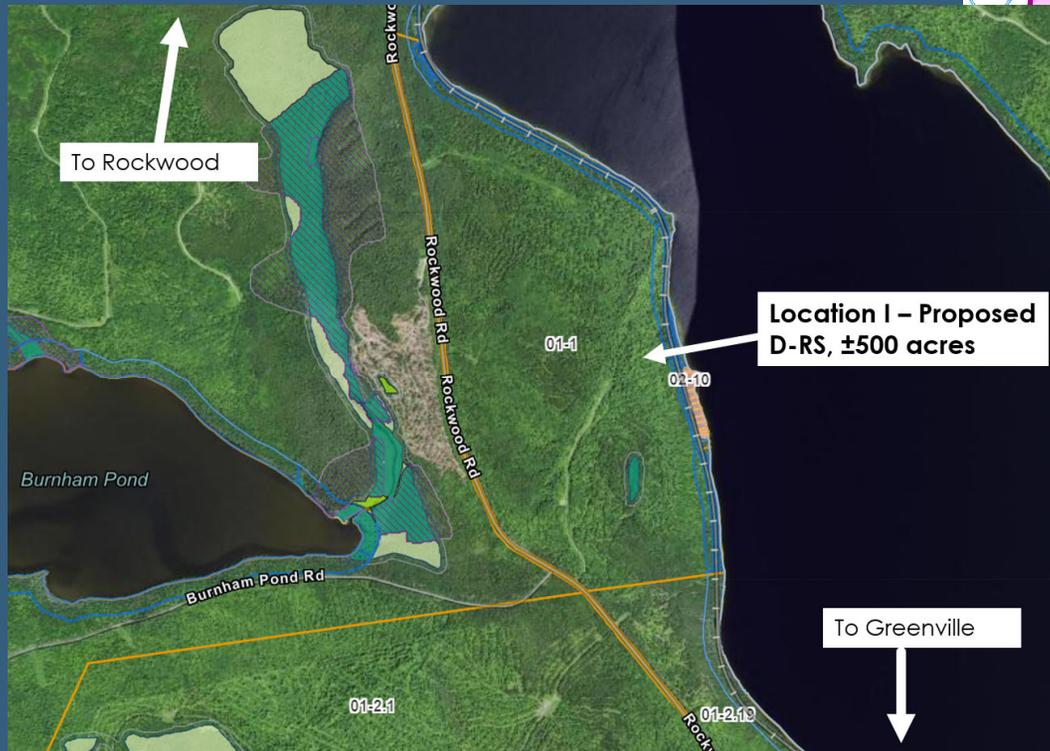
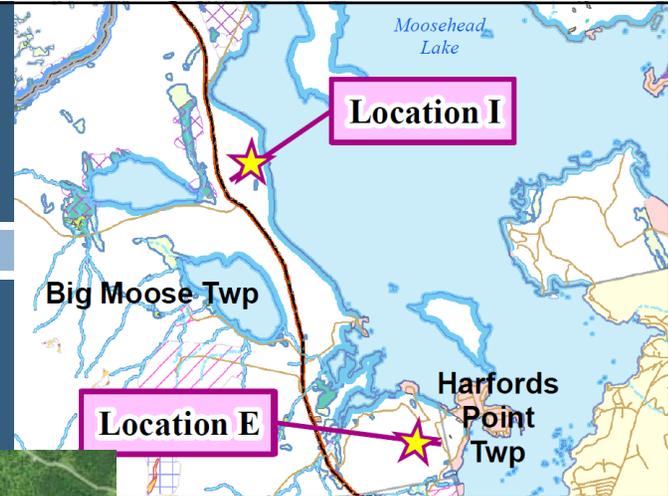
Location F - Beaver Cove



- D-GN (General Development) / ±20 acres (2 areas)
- Adjacent to the Beaver Cove Town Office
- Broad support for this location and concentrating development near Beaver Cove and neighboring Greenville

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Location I - Big Moose Township

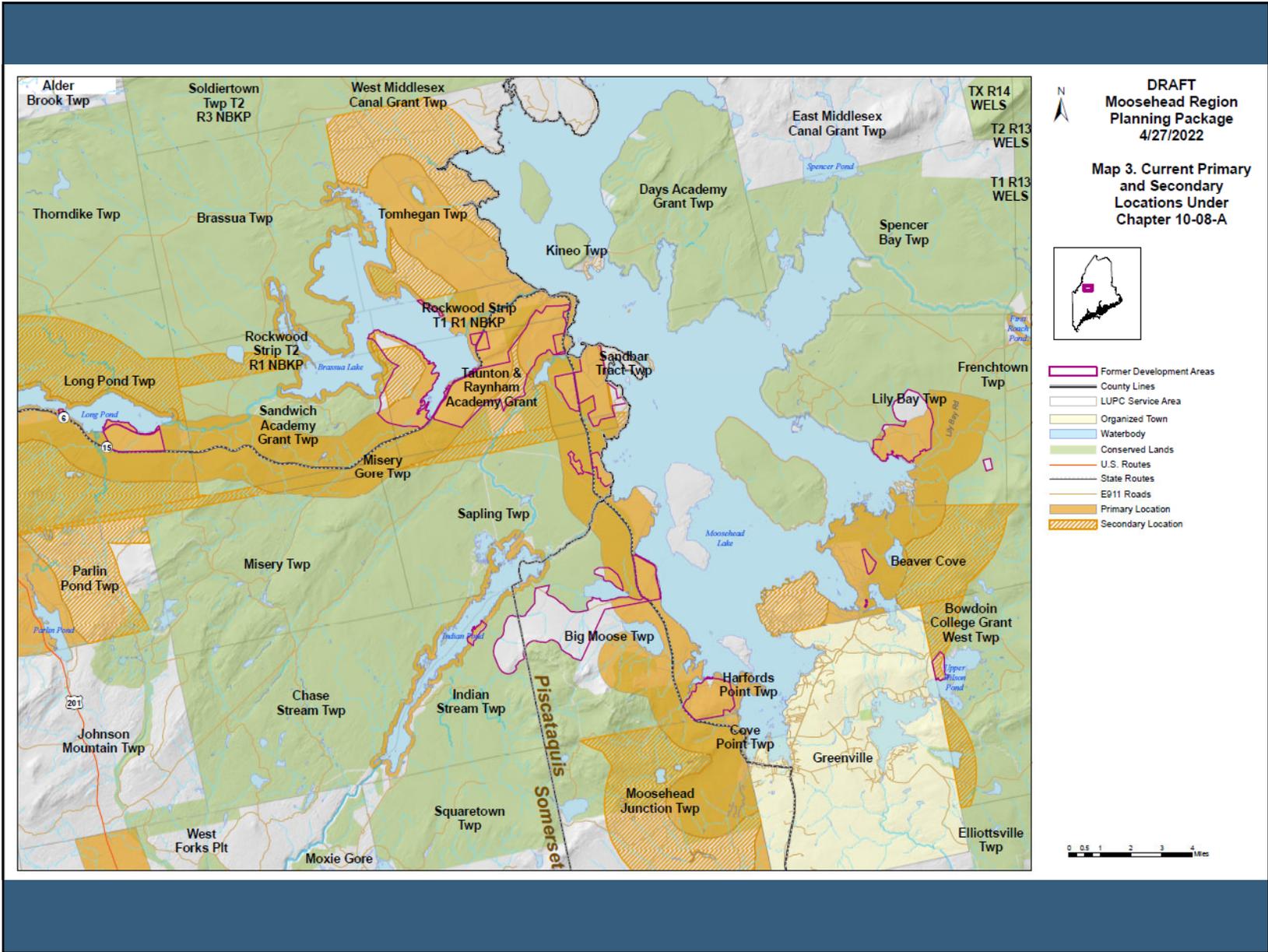


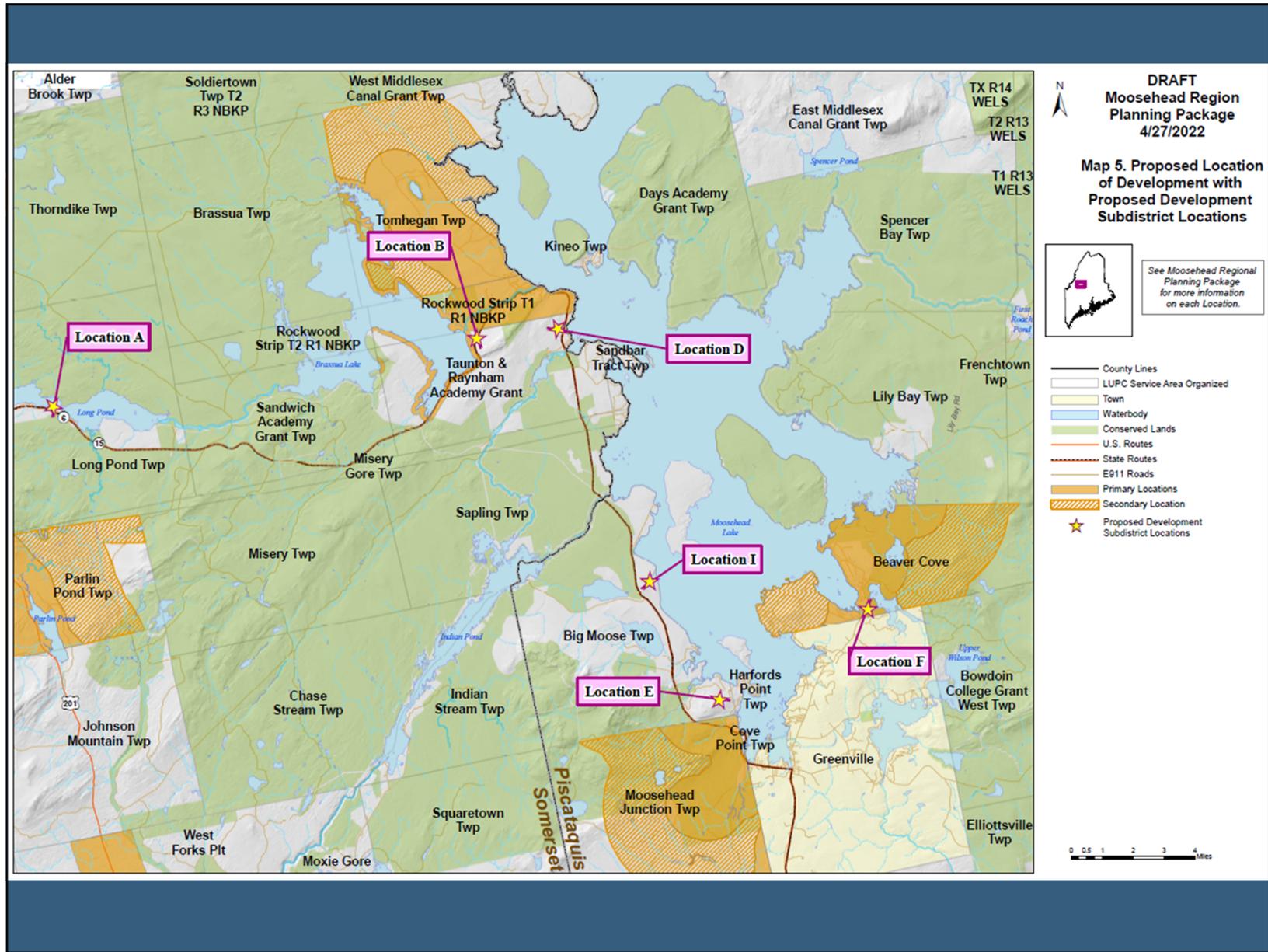
- D-RS (Residential) / ±500 acres
- Portion of a former resort development area in Concept Plan
- Extent of area to be determined through additional research, field verification, and mapping considerations

Location of Development

- **The following MCDs are proposed to be removed or excluded from Primary and Secondary Locations under Chapter 10 Section 10-08-A:**

- Big Moose Township
- Bowdoin College Grant West
- Lily Bay Township
- Long Pond Township
- Misery Township
- Misery Gore Township
- Rockwood T2R1 NBKP
- Sandwich Academy Grant
- Sapling Township
- Taunton and Raynham Academy Grant





Location of Development

- Current draft proposes to amend Section 10.08-A,C of Chapter 10 to provide for the removal of the **Primary Locations around MC-3 lakes**, or portions of MC-3 lakes within certain MCDs, but **only as a result of a formal regional planning process**.
- For this regional planning process, the Package recommends removing the Primary Locations around:
 - Indian Pond in its entirety
 - Long Pond in Long Pond Township
 - The portions of Brassua Lake in Brassua Township, Rockwood Strip T2 R1 NBKP, and Sandwich Academy Grant.



MAPS - Existing P&S fading to new P&S

