



**JANET T. MILLS**  
GOVERNOR

STATE OF MAINE  
DEPARTMENT OF AGRICULTURE, CONSERVATION & FORESTRY  
LAND USE PLANNING COMMISSION  
45 RADAR ROAD  
ASHLAND, MAINE 04732-3600

**AMANDA E. BEAL**  
COMMISSIONER

**STACIE R. BEYER**  
EXECUTIVE DIRECTOR

December 18, 2023

Via E-mail

Main-Land Development Consultants, Inc.  
c/o Emily Carrier  
PO Box Q  
69 Main Street  
Livermore Falls, ME 04254

RE: SLC 18 - Northern Outdoors Parking Lot Expansion; The Forks Plt, Somerset County, ME

Dear Ms. Carrier:

The Land Use Planning Commission is reviewing the submitted application for the Site Law Project reference above for compliance with the applicable standards in Chapter 10 of the Commission's rules, which are not reviewed by the Maine Department of Environmental Protection. These are outlined in the electronically attached table.

Specifically, the following Sections of Chapter 10 apply:

**10.25,D – Vehicular Circulation, Access and Parking** (except for 10.25,D,3,c (corrected))

Please address the applicable standards of this section. Sections 10.25,D,1 and 2 should be straightforward to address. For Section 10.25,D,3, the Commission has determined that the following information is needed for Parking Layout and Design.

- The standard engineering practices used to determine the capacity for parking (10.25,D,3,a,(4));
- How 9-foot by 18-foot parking spaces will meet the parking needs but not cause congestion or safety problems (10.25,D,3,e(2))
- How parking in the required 30-foot roadway vegetative buffer (which starts at the edge of the ROW) would not cause an undue adverse impact on existing uses and resources (10.25,D,3,f).
- How the parking are will be visually buffered from the roadway by planting and maintaining a vegetative buffer of trees and shrubs (10.25,D,3,g). This may require permission from MDOT to plant in their ROW.

**10.25,F,2 – Lighting**

Please describe the proposed lighting and address how they will meet the standards for this section.

HARLOW BUILDING, 4<sup>TH</sup> FLOOR  
WWW.MAINE.GOV/DACF/LUPC



PHONE: (207) 287-2631  
FAX: (207) 287-7439

**10.26,A-D – Dimensional Requirements**

Please list the Lot Size and Road Frontage for the Subject Lot as well as the setbacks from all waterbodies, roads, and property lines for the proposed development.

**10.27,B – Vegetative Clearing (30-foot road buffer requirement only)**

This standard has already been addressed in the criteria for parking and can be exceeded with a permit provided it is demonstrated that the project would not cause an undue adverse impact on existing uses and resources.

**10.27,J – Signs (if applicable)**

Please describe any proposed signs and address how they will meet the standards for this section.

If you have any questions, please let me know. It may be helping to meet to go over these requirements. I can be contacted at (207) 435-7969 or [billie.j.theriault@maine.gov](mailto:billie.j.theriault@maine.gov). Thank you for your cooperation.

Sincerely,



Billie J. Theriault  
Regional Supervisor  
Permitting and Compliance Division

Enclosure(s):

cc: Bob Berry III, Main-Land Development Consultants, Inc (via email)  
Jessica Damon, MDEP (via email)