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Memorandum

To: LUPC Commissioners
From: Ben Godsoe, Senior Planner
Date: June 3, 2015
Re: Bancroft Draft Zoning Map

The following memo is an update on the development of a land use guidance map for the Town of Bancroft, which is in the process of deorganizing and will join the area served by the Land Use Planning Commission on July 1st, 2015. State law requires that the Commission develop and adopt a land use guidance map for the township within one year of the effective date of deorganization.

The preliminary map has been prepared in accordance with the Comprehensive Land Use Plan and Chapter 10, and is based on the known natural resources, development densities, and land uses identified in a land use inventory during the winter and spring of 2015, and on discussions with residents and property owners over the course of the project.

Process

During the winter and spring of 2015, staff inventoried natural resources and structural development in Bancroft. From this inventory, staff prepared three maps, which displayed existing development, water resources, and other natural features. The inventory included gathering information such as:

- Aerial photography;
- The location of existing structures, available from the E911 program and gathered during a window survey in January;
- Property information from the town, and from tax maps recently compiled by the James W. Sewall Company on behalf of the town; and
- Natural resources data from various departments and organizations.

The process for developing the zoning map has so far included several opportunities for public input in Bancroft. On January 22nd, 2015 staff were available during an “open house” at the town office to answer questions. During the first public meeting on March 19th, staff presented a brief overview of land use services offered by the agency, resource maps generated as part of the land use inventory, and were available to answer any questions from residents. During the second public meeting on May 7, 2015, staff presented and discussed the draft preliminary land use guidance map (attached to Memo).

Proposed Zoning

Development Subdistricts: There are three locations in Bancroft that seem appropriate to zone as Development Subdistricts. All are based on existing development densities and uses. Some of them extend to adjacent properties in order to accommodate future growth and planned activities. Two of these locations would be General Development (D-GN) Subdistricts and were identified by residents during the public meetings as places that either already include or would be appropriate for future small-scale commercial development. The remaining development zone would be a D-RS (Residential Development) Subdistrict, and includes an existing residential neighborhood with a relatively dense pattern of development.

Management Subdistricts: Large portions of Bancroft are managed as working forest or agricultural land and would be appropriate for the General Management (M-GN) Subdistrict. For the most part, we propose placing these areas in the M-GN Subdistrict *unless* they qualified for placement in Protection Subdistricts or were identified during the public meetings as being an appropriate place to direct future residential or commercial development.

Protection Subdistricts: A number of areas in Bancroft qualify for protection subdistrict zoning. Among those proposed for Bancroft include protection subdistricts for aquifers (P-AR), flood protection (P-FP), great pond protection (P-GP), shoreland protection (P-SL), and wetland protection (P-WL).

Considerations

This is a preliminary draft of the land use guidance map for Bancroft, and is presented by staff at this time to update the Commission about the zoning effort. The current version of the map reflects all of the work that has gone into gathering information about natural resources and existing development, as well as public input received at one open house and two public meetings. However, the map is not yet ready to be posted for an official public comment period because some additional information is needed and may result in a few further refinements.

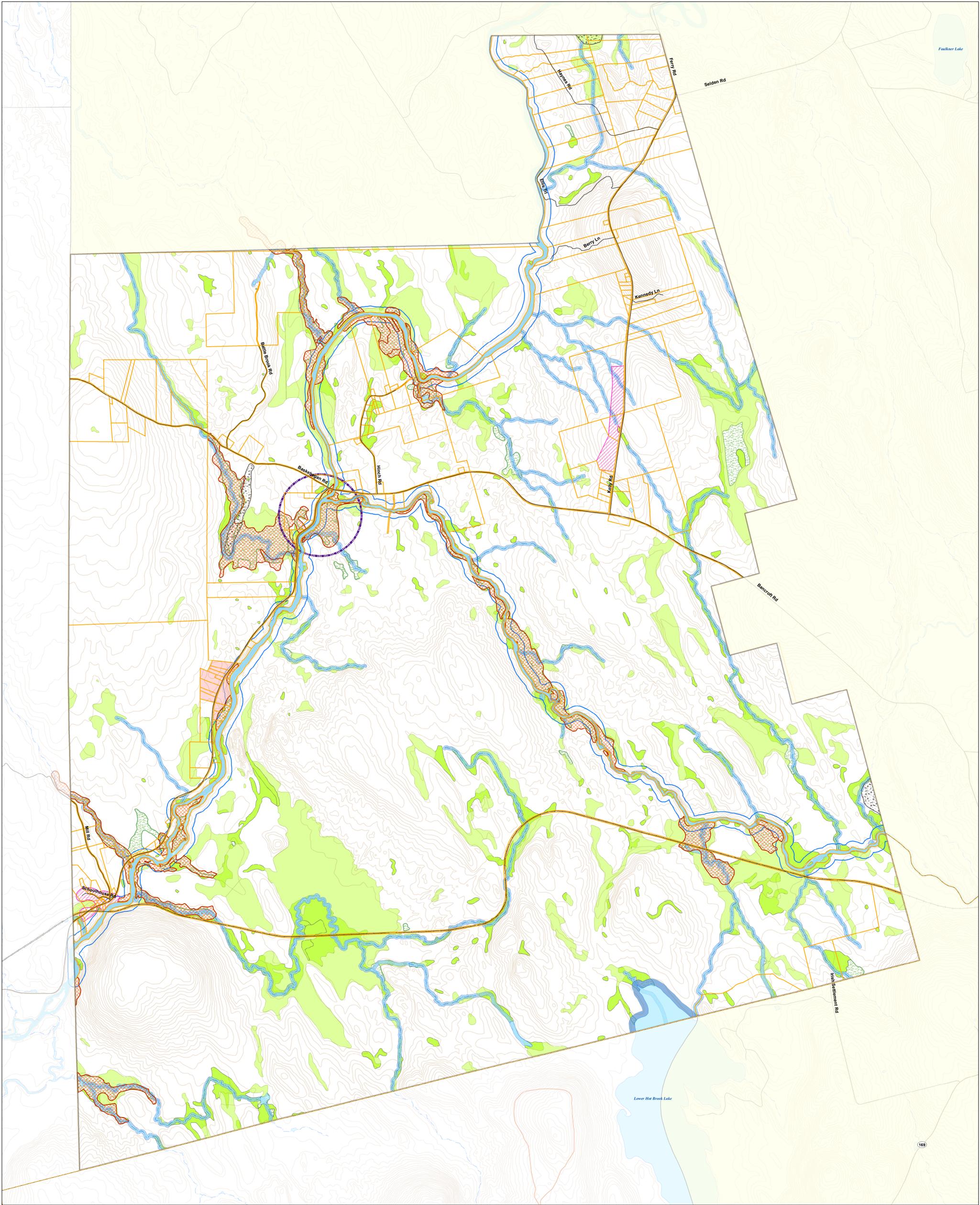
There is one area where more information is necessary in order to finalize the draft map. The area is marked on the draft map (attached to this memo) and includes four sites where existing structural development lies within mapped wetlands. One of these sites also lies within a proposed flood plain protection subdistrict. In these areas staff will work with property owners and gather more information to ensure that the proposed zoning accurately reflects conditions on the ground.

Some land managers in Bancroft noted that some of the wetlands information, derived from the National Wetlands Inventory, did not accurately reflect conditions on the ground. Staff is in the process of checking these locations and will change the map accordingly if this is the case.

Next Steps

Once finalized, staff will bring the draft map to the Commission to consider whether to initiate rezoning to adopt the map and to hold a public hearing in conjunction with the rezoning. This will likely be later this summer.

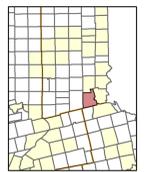
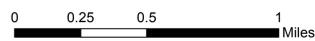
Attachment 1: Draft Preliminary Land Use Guidance Map for Bancroft



Preliminary Zoning Map
Bancroft Twp.
Aroostook County

Sources:
 USGS 24K topo quads
 Final National Wetland Inventory
 Maine Geological Survey
 Land Use Planning Commission
 For planning purposes only, 4/24/2015

County Lines	Rail Roads	Streams	Area Under Review	Proposed P-AR	Proposed P-WL1
LUPC	E911 Roads	Ponds/lakes	Proposed D-GN	Proposed P-FP	Proposed P-WL2
Organized	Interstate	Rivers	Proposed D-RS	Proposed P-GP	Proposed P-WL3
Parcels	U.S. Routes			Proposed P-SL1	
Contours	State Routes			Proposed P-SL2	
	Other Public Roads				



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http://www.maine.gov/dacf/lupc/projects/deorganization/bancroft_deorg.html