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STATE OF MAINE  
DEPARTMENT OF AGRICULTURE, CONSERVATION & FORESTRY  
LAND USE PLANNING COMMISSION  
22 STATE HOUSE STATION  
AUGUSTA, MAINE 04333-0022

# Memorandum

**To:** LUPC Commissioners  
**From:** Hugh Coxe, Chief Planner  
**Date:** August 6, 2015  
**Re:** Update on Aroostook County Community Guided Planning and Zoning

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## **Current Status of Aroostook CGPZ Process**

The Aroostook County Community Guided Planning and Zoning (CGPZ) Committee has been meeting since October 2013 to develop ideas and proposals for this project. The committee is now preparing the final recommendations for a new subdistrict and expects to complete this phase of their work during their August 11<sup>th</sup> teleconference.

The Northern Maine Development Commission (NMDC) Executive Board expects to consider the proposal in September and vote whether to approve it for submission to the LUPC. If NMDC approves the proposal in September, staff will develop a draft rulemaking packet for the Commission's consideration and possible posting for public comment.

## **Discussion of Aroostook's Small Business Development Subdistrict Concept**

Attached is a two-page handout developed for public information which describes the broad concepts and key provisions of the proposed D-SB concept. Some of the D-SB provisions described in this document may change during the Aroostook committee's August 11<sup>th</sup> phone conference. Staff will report on any such changes during its presentation to the Commission on the 12<sup>th</sup>.

The presentation on the 12<sup>th</sup> is for the purpose of familiarizing the Commission with the broad concepts and key provisions of the proposed D-SB concept in advance of the NMDC executive board's consideration of the D-SB proposal and prior to drafting proposed rule language for chapter 10 revisions.

**Attachment:** Handout for the public - *Steering Committee's Proposal for SMALL BUSINESS DEVELOPMENT SUBDISTRICT (D-SB)*

**Aroostook County Community Guided Planning and Zoning  
Steering Committee’s Proposal for  
SMALL BUSINESS DEVELOPMENT SUBDISTRICT (D-SB)**



Photo courtesy of Central Aroostook  
County Chamber of Commerce

The Aroostook County Community Guided Planning and Zoning Steering Committee, Northern Maine Development Commission (NMDC) and the Land Use Planning Commission (LUPC) seek public input about the creation of a new development subdistrict in the unorganized and deorganized areas of Aroostook County.

**Purpose and Description:**

This new development subdistrict would encourage a range of small commercial, light manufacturing, and support services in rural parts of Aroostook County near major transportation routes and organized towns that provide some level of services. These businesses would typically be larger than a permissible home-based business, but are not large-scale commercial or industrial developments. These facilities may generate some traffic, noise, odor and visual impacts so long as impacts do not exceed levels that are generally compatible with surrounding uses.

The new subdistrict would encourage the commercial expansion of facilities that are suitable for growth because of their location.

**Definition of “Small Business” in Aroostook County:**

Small business facilities include a building or group of buildings that are either:

- Compatible with, and complementary to, natural resource-based land uses such as agriculture, forestry, small-scale natural resource processing and manufacturing, and outdoor recreation; or
- Of a scale and intensity appropriate to rural areas that are lightly developed but proximate to services and transportation infrastructure.

These facilities would fall into one of three categories, depending on their activities and potential impacts associated with the business.

- Category 1 would include businesses that are natural resource-based, and may need to locate more remotely in order to be close to the resource.
- Category 2 would include small-scale retail, office, and similar businesses.
- Category 3 would include construction, light manufacturing, and similar types of businesses.



Photo courtesy of Central  
Aroostook County Chamber of  
Commerce

Each category would have different limits on how big a business can get and where it may be located based on size, exterior effects,

## SMALL BUSINESS DEVELOPMENT SUBDISTRICT (D-SB)

expected traffic generation, and use of vehicles or heavy equipment.<sup>1</sup>

### **Eligible locations for the Small Business Development Subdistrict:**

The new subdistrict would be available in 22 towns, townships, and plantations in Aroostook County. These 22 candidate municipal civil divisions (MCDs) were identified by the steering committee as appropriate locations to encourage small business development in the county. However, not every category would be allowed in each MCD. Some locations are more remote from organized towns that provide services and may only be appropriate for Category 1. Twenty of the candidate MCDs contain public roads and are closer to organized towns that provide some level of services. Therefore, they may be appropriate for all three categories.

Within each candidate MCD, the new subdistrict would be available only within certain distances of a public road. Category 1 businesses could be located within 1 mile of a public road; Category 2 businesses could be located within ¼ mile of a public road; and Category 3 businesses could be located within ½ mile of a public road.



Photo courtesy of Northern Maine Development Commission

### **Allowing existing small businesses to grow in place and for new small businesses to utilize existing structures:**

Existing Category 1 & 2 small businesses that meet the applicable requirements would be able to expand in place when site conditions allow. In order to take advantage of this incentive, a business would have to exist at the time the rule becomes effective. New small businesses would be able to utilize existing buildings of any size so long as they can demonstrate that the proposed development would meet all other requirements.

The proposed Small Business Development Subdistrict is the product of two years of effort by the steering committee. The new zone is anticipated to become available in early 2016.

### **To find out more information about Community Guided Planning and Zoning in Aroostook County:**

Please contact Jay Kamm at 207-498-8736, or [JKamm@nmdc.org](mailto:JKamm@nmdc.org). Or, visit the Northern Maine Development Commission's website: [www.nmdc.org/planning/CGPZ.html](http://www.nmdc.org/planning/CGPZ.html).

### **To find out more information about the Community Guided Planning and Zoning program:**

Please contact Hugh Coxe at 207-287-2662, or [Hugh.Coxe@maine.gov](mailto:Hugh.Coxe@maine.gov); or, visit the Commission's website: [www.maine.gov/dacf/lupc/projects/community\\_guided\\_planning/cgpz.html](http://www.maine.gov/dacf/lupc/projects/community_guided_planning/cgpz.html).

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<sup>1</sup> In order to be approved for a rezoning, there must be substantial evidence that the proposed land use district has no undue adverse impact on existing uses or resources.