

Rule-Making Fact Sheet

(5 MRSA §8057-A)

AGENCY: **MAINE LAND USE PLANNING COMMISSION**,
Department of Agriculture, Conservation & Forestry

NAME, ADDRESS, PHONE NUMBER OF AGENCY CONTACT PERSON:
Ben Godsoe, 22 State House Station, Augusta, Maine, 04333-0022, (207) 287-2619

CHAPTER NUMBER AND RULE TITLE: Chapter 10, Land Use Districts and Standards

STATUTORY AUTHORITY: 12 M.R.S. § 685-A(3); § 685-A(7A); and § 685-C(5)

DATE AND PLACE OF PUBLIC HEARING: *NA*

COMMENT DEADLINE:

Written comments must be submitted on or prior to January 22, 2016;
Written rebuttal comments must be submitted on or prior to February 12, 2016.

PRINCIPAL REASON OR PURPOSE FOR PROPOSING THIS RULE: The Maine Land Use Planning Commission is seeking public comment on proposed amendments to Chapter 10 Land Use Districts and Standards regarding a proposed new subdistrict developed for certain areas in Aroostook County in partnership with Northern Maine Development Commission (NMDC) through the Commission's Community Guided Planning and Zoning program. This regional planning effort implements the directive in Public Law 2011, Chapter 682, Section 34, for the Commission to initiate prospective zoning in the unorganized and deorganized parts of the state. The purpose of the new Rural Business Development Subdistrict (D-RB) is to encourage an appropriate range of business development in rural areas, and locate development in or at the edge of existing development and in concentrated areas along appropriate portions of major transportation corridors. The locations for the D-RB are selected to maintain the rural character of the region and avoid significant visual, natural resource, and fiscal impacts of unplanned growth. The D-RB subdistrict would include areas to accommodate a range of small commercial, light manufacturing, and institutional facilities and businesses that are generally compatible with, and complementary to, natural resource-based land uses but may create some adverse impacts to residential uses, recreation uses, or resource protection.

ANALYSIS AND EXPECTED OPERATION OF THE RULE:

These rule changes will facilitate development of specific types of rural businesses in appropriate locations in Aroostook County. The D-RB would be available through the rezoning process for small business owners who meet certain criteria based on the potential impacts from their business.

FISCAL IMPACT OF THE RULE:

There will be no measurable fiscal impact of these rule changes.

FOR RULES WITH FISCAL IMPACT OF \$1 MILLION OR MORE, ALSO INCLUDE:

ECONOMIC IMPACT, WHETHER OR NOT QUANTIFIABLE IN MONETARY TERMS:

INDIVIDUALS OR GROUPS AFFECTED AND HOW THEY WILL BE AFFECTED:

BENEFITS OF THE RULE:

Note: If necessary, additional pages may be used.