



**MID - COAST**  
**REGIONAL PLANNING COMMISSION**  
166 SOUTH MAIN STREET, SUITE 201 ~ ROCKLAND, ME 04841  
(207) 594-2299 ~ [www.midcoastplanning.org](http://www.midcoastplanning.org)

RECEIVED

FEB 08 2010

LURC-AUGUSTA

Q-1

February 5, 2010

E. Bart Harvey, Commission Chair  
Maine Land Use Regulation Commission  
22 State House Station  
Augusta, ME 04333

Dear Commissioner Harvey,

Thank you for the opportunity to review the Maine Land Use Regulation Commission Comprehensive Land Use Tentative Plan (01/27/2010). Our office finds that the goals and implementation priority issues for LURC jurisdictions within our planning district do not conflict with the Regional Plan of the Mid-Coast Regional Planning Commission. We have three suggestions:

1. Include current population, housing and demographic data by surveying residents. Most of the coastal islands data is from 2000, with some 2005 figures.
2. Include a complete set of current zoning maps and a set of proposed zoning maps. These were not included in the CD of the plan we received or found on the plan website.
3. Recommend the complete removal of the adjacency criterion for island communities. Small geographies make this regulation generally impractical for islands. Furthermore, this regulation may contribute to sprawl patterns of development in areas where its use is feasible.

Sincerely,

Eric Galant,  
Executive Director