
PUBLIC COMMENTS RECEIVED FOR PROPOSED RULE REVISIONS:
DESIGNATION OF AREAS OF CULTURAL OR SPECIAL SIGNIFICANCE

Maine Land Use Planning Commission
Maine Department of Agriculture, Conservation and Forestry

Published Date: March 4, 2015

Public Comment Deadline: April 3, 2015

Rebuttal Comment Deadline: April 10, 2015

Comment #1

From: Robert Faunce

Sent: Thursday, March 05, 2015 3:51 PM

To: Godsoe, Benjamin

Subject: Designation of Areas of Cultural or Special Significance

Hi – I have some comments on this proposed rule. It seems to be out of place in section E, which is supposed to be dedicated to “Development Standards”. Sections E.1 and E.2 require a subdivision, non-residential project, etc. to take into account scenic character and natural and historic features using a “no undue adverse impact” standard. The proposed new subsection 3 is structured differently. It does not seem to provide a “no undue adverse impact” standard for a proposed subdivision, non-residential project, etc. In fact, it appears to be effectively limited to how to create a DACSS and the process for allowing changes to existing conforming and non-conforming structures. Furthermore, it appears to not be applicable at all to proposed subdivisions and non-residential developments.

It seems that the process of creating a DACSS should be somewhere else in the regulations and subsection E.3 should focus on the same items in subsections E.1 and E.2 – that is, applying the “no undue adverse rule” to new development and perhaps expanding it to also address expansions to existing conforming and non-conforming structures. If I am misunderstanding the intent then, at a minimum, this section is confusing and the language needs to be clarified or simplified.

I look forward to hearing back from you on comments. -Bob Faunce, Lincoln County Planner

Comment # 2

From: Reed, Robin K

Sent: Thursday, April 02, 2015 4:54 PM

To: Godsoe, Benjamin

Subject: LUPC proposed rule 2015-P038

Ben:

Regarding the proposed rule, it appears that the new proposed section 3 is a stand-alone section and that the 2.b (historic features) section remains unchanged. Thank you for the opportunity to review the proposed rule.

Robin K. Reed

Maine Historic Preservation Commission