

Rule-Making Fact Sheet

(5 MRSA §8057-A)

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

NAME, ADDRESS, PHONE NUMBER, E-MAIL OF AGENCY CONTACT PERSON:
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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, TIME AND PLACE OF PUBLIC HEARING: N/A

COMMENT DEADLINE: Written comments must be submitted on or prior to October 30, 2017;
Written rebuttal comments must be submitted on or prior to November 13, 2017.

PRINCIPAL REASON(S) 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 extending the opportunity for Rural Business Development subdistricts into Washington County in partnership with the Washington County Commissioners 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 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.

IS MATERIAL INCORPORATED BY REFERENCE IN THE RULE? NO

ANALYSIS AND EXPECTED OPERATION OF THE RULE: These rule changes will facilitate development of specific types of rural businesses in appropriate locations in Washington County. The D-RB subdistrict would be available through the rezoning process for small business owners who meet certain criteria based on the potential impacts from their business.

BRIEF SUMMARY OF RELEVANT INFORMATION CONSIDERED DURING DEVELOPMENT OF THE RULE:

1. *A Regional Plan for the Washington County Unorganized Territories*
2. Washington County Community Guided Planning and Zoning, Planning Committee meeting minutes
3. Washington County Community Guided Planning and Zoning, public meeting notes and survey

ESTIMATED FISCAL IMPACT OF THE RULE:

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

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

ECONOMIC IMPACT, WHETHER OR NOT QUANTIFIABLE IN MONETARY TERMS:

INDIVIDUALS, MAJOR INTEREST GROUPS AND TYPES OF BUSINESSES AFFECTED AND HOW THEY WILL BE AFFECTED:

BENEFITS OF THE RULE:

Note: If necessary, additional pages may be used.