For office use:					
	ZP 671-A	\$ n/a		nt & Agent Information -	
Tracking No.	Permit No.	Fee Received	— LUPC AP	plication for Zone Change	
APPLICANT INFORMA	ATION			Please Print Legibly	
Applicant Name(s)			Title (if representing a corporation)		
LUPC - Staff Initiated Zoning Petition c/o Corinne Michaud-LeBlanc			Senior Planner		
			Phone 207-441-2175		
Mailing Address			Email		
22 SHS			corinne.michaud-leblanc@maine.gov		
Town			State	Zip Code	
Augusta			ME	04333	
AGENT INFORMATIO	N (If applicable)				
Agent Name(s)			Phone		
n/a					
Business Name			1		
Mailing Address			Email		
Town			State	Zip Code	
APPLICANT AND AGE	NT SIGNATURES		l		
of my knowledge, it i submitting false info	is true, accurate, and o	complete. I am awa that the applicant i	re that there ma	this application, and to the best by be significant penalties for or complying with all conditions	
	ent on behalf of a corp ad the entity and execu		• •	er legal entity, I affirm that I	
Please check one of the	he boxes below:				
	f the Land Use Plannin . and 5:00 p.m., Mond	•	ccess the projec	t site as necessary between the	
· ·	f of the Land Use Plan inate access to the pro	•	nake reasonable	efforts to contact me in	
_	nt by Applicant: By sig in all matters relating	_	orize the individ	ual or business listed above to	
Applicant Signature:	Michaud-LeBlanc, C	Corinne Corinne	oy Michaud-LeBlanc, 2 08:51:44 -04'00'	Date:	

Agent Signature:

_Date: ____

For office use:			Droporty Information
	ZP 671-A	\$n/a	Property Information -
Tracking No.	Dormit No.	Foo Possived	LUPC Application for Zone Change

PROPERTY INFORMATION. Provide the following details about your property location. Tax map, plan, and lot numbers are listed on your property tax bill. If you lease your property, check your lease to find out whether any unique lease lot numbers have been assigned to the property.

Applicant	Township, Town or Plantation		County		
LUPC, Staff Initiated	see project description		Piscataquis		
Tax Map, Plan, and Lot Numbers [list all applicable; ch	neck tax bill(s)]			
see project description					
Lot size (in acres, or in square feet 500ft buffer each side of Pe		Deed Book and Page #'s, and lease information if applicable (include any lessor or lease lot numbers assigned by a property owner) Conservation Easement Bk 518, Pg 251			
All Zoning on Property (check the Guidance Map)	LUPC Land Use	Zoning at Development Site			
P-RP, P-FW, P-SL2	, P-WL	P-RP			
Road Frontage: List the name(s) a feet) for any public or private road of-way adjacent to your lot:		Water Frontage: List the name(s) and frontage(s) (in feet) for any lakes, ponds, rivers, streams (named and unnamed), or coastal wetlands on or adjacent to your lot:			
Road #1 F	rontage <u>n/a</u> ft.	Waterbody #1	West Branch, Penobscot River Frontageft.		
Road #2 F	rontage <u>n/a</u> ft.	Waterbody #2	n/a Frontage n/a ft.		
If there is no road frontage, describe the access for the property. Numerous access points to river via Golden Road, Hurd Pond Road, and Debsconeag Road.					
LUPC Approved Subdivision: If the lot is part of an LUPC approved subdivision, provide the subdivision permit and lot numbers:					
Subdivision Permit #n/a and Lot #n/a (usually included in deed description)					
BRIEF PROJECT SUMMARY (include proposed zoning if submitting an application for zone change; include proposed project name, if applicable) Proposed replacement zoning for expiring Resource Plan for the Lower West Branch of the Penobscot River, and associated P-RP subdistrict. Plan expires on December 26, 2022 and landowners do not wish to renew; LUPC staff must identify appropriate replacement zoning.					
APPLICATION FEE (see the <u>Application Fee</u> exhibit for more information, including surcharges if paying online)					
Please check one of the boxes below: I have enclosed a check or money order to pay my application fee.					
☐ I would like to pay my application fee online. Please contact me with the necessary information.					

NOTICE OF FILING OF APPLICATION WITH THE MAINE LAND USE PLANNING COMMISSION

Within seven days prior to filing an application with the Maine Land Use Planning Commission, the applicant must send by regular mail a completed copy of this notice to: all persons owning or leasing property within 1,000 feet of the proposed project; co-owners and co-lessors that are not co-applicants; the landowner(s) (if applicant is a lessee); plantation assessors or town select board (if applicable); county commissioners if any area proposed for development is within a township; and any persons who have made timely requests to be notified of this application or project.

This is to notify you that	LUPC - Staff Initiated		
	(name and address of applicant)		
has filed an application with the Maine Land L	Use Planning Commission, pursuant to provisions of 12 M.R.S.		
Section 685-B and the Commission's rule Chap	oter 10, Land Use Districts and Standards, to <u>rezone the lands</u>		
, ,	ce Protection Plan area for the Lower West Branch of the on of proposed activity, use, and acreage)		
Penobscot River, approximately 500-feet	buffer on each side of the river, approximately 22 miles		
long. located in	n <u>T3 R11, Rainbow Twp, T2 R10, T2 R9, T1 R10, T1 R9 WELS</u>		
-	(name of town, township, or plantation, and county)		
The application will be filed for public inspecti	on at the Maine Land Use Planning Commission office circled		
below (circle the appropriate office) on	available online and in Augusta on August 15, 2022		
	(specify the date that this application will be filed with the LUPC).		

AUGUSTA OFFICE			NORTHERN REGION		
AUGUSTA UFFICE			Serving most of Aroostook County and northern Penobscot County		
40 511	T	007) 007 0/04	· ·		
18 Elkins Lane - Harlow Bldg.	,	207) 287-2631	45 Radar Road	Tel. (207) 435-7970	
22 State House Station	TTY (888) 577-6690	Ashland, ME 04732-3600	Tel. (207) 435-7969	
Augusta, ME 04333-0022	FAX (207) 287-7439		FAX (207) 435-7184	
DOWNEAST REGION			EASTERN REGION		
Serving Hancock, Knox, Lincoln, and Sagadahoc Counties, and			Serving southern Penobscot County, southern Aroostook County,		
portions of Washington, Kennebec, Penobscot and Piscataguis			and portions of Piscataguis County		
counties; and the coastal islands in the LUPC service area			,	, ,	
106 Hogan Rd, Suite 8	Tel. (2	207) 215-4685	191 Main Street	Tel. (207) 485-8354	
Bangor, ME 04401	Tel. (207) 592-4448	East Millinocket, ME 04430	Tel. (207) 399-2176	
	FAX (207) 941-4222		FAX (207) 746-2243	
MOOSEHEAD REGION			WESTERN REGION		
Serving Somerset County and most of Piscataquis County			Serving Franklin County and Oxford County		
43 Lakeview Street	Tel. (207) 349-0941	932 US Route 2 East	Tel. (207) 670-7492 FR	
P.O. Box 1107	Tel. (207) 731-4398	Wilton, ME 04294	Tel. (207) 670-7493 OX	
Greenville MF 04441					

Written comments and requests for a public hearing should be sent to the Maine Land Use Planning Commission at the address circled above and **must be submitted in a timely manner**. The Commission prefers that all written comments and requests for a public hearing be submitted within 20 days of the date an application is accepted for processing. Requests for a public hearing must clearly state the reason(s) a public hearing is warranted on this project.

For questions about submitting written comments, requesting a public hearing, or for any additional information, contact Commission staff at the office circled above.

The Land Use Planning Commission's legal authority is established by 12 M.R.S. Section 683-A.

Project: Replacement zoning for expiring Penobscot River Lower West Branch Resource Protection Plan and associated Resource Protection subdistrict (P-RP 011), Piscataquis County.

Background: The purpose of the P-RP subdistrict is to provide for the more efficient and effective management of single or multiple protection subdistricts (and in some cases adjoining management subdistricts) than can be realized through the use of other protection subdistricts and their related standards. Resource Plans are initiated by a landowner (or landowners), and are a cooperative approach for planning, land use management, and resource protection on their property.

The Resource Protection Plan for the Lower West Branch of the Penobscot River ("the Plan") and associated custom Resource Plan Protection zoning (P-RP 011) were approved on December 26, 2002, and will expire on December 26, 2022. Land Use Planning Commission (LUPC) staff have reached out to the landowners and co-applicants from the 2002 Plan, and discussions indicate there is not a need or desire to renew the Plan at this time. When a Plan expires and is not renewed, the Commission must designate appropriate replacement zoning in accordance with the Commission's comprehensive land use plan, statutes, and rules. Staff have therefore begun an LUPC-initiated process to identify and designate appropriate replacement zoning, providing comparable protection for the resources existing within the area currently covered by the Plan.

The area included in the Plan covers a 500-foot wide buffer along each side of the Penobscot River; from approximately 400 feet below the Ripogenus Dam to where the West Branch enters Ambajejus Lake. The P-RP includes lands in six townships in Piscataquis County: T3 R11 WELS, Rainbow Township, T2 R10 WELS, T2 R9 WELS, T1 R10 WELS, and T1 R9 WELS. The entirety of the Plan area is covered by a permanent conservation easement managed by the Maine Bureau of Parks and Lands. The expiration of the Plan will not affect permanent conservation measures or uses that currently exist. The Commission's intent is to replace the Plan with zoning that provides comparable protection for the River and other resources, but which also reflects existing and continuing land uses. **Proposed zoning changes are only within the area currently covered by the P-RP subdistrict.**

Proposed rezoning:

- 1. Recreation Protection subdistrict (P-RR): This subdistrict is proposed for the majority of the former Plan area, and will constitute a 250-foot buffer along each side of the river; with limited exceptions for locations where pre-Plan development zoning existed, and where existing recreational development requires specific zoning considerations. Legally existing recreational and residential uses will be allowed to continue in existing locations.
- 2. General Management subdistrict (M-GN): This subdistrict is proposed for lands within the Plan area which are between 250–500 feet from the Normal High Water Mark of the Penobscot River, and which do not otherwise warrant development zoning or special resource protection.
- 3. **General Development subdistrict (D-GN):** Approximately 1.4 acres of D-GN zoning is proposed at the Abol Bridge Campground, adjacent to the Golden Road, to accommodate existing commercial development which predates the P-RP zoning. This is considered a reversion to prior zoning, and is consistent with the zoning that has applied to this location under the terms of the Plan.

- 4. **Recreation Facility Development subdistrict (D-RF):** This subdistrict is proposed in three locations to accommodate existing recreational facility development. This is a specialized development zone that is appropriate for remote locations, proscribed around existing facilities, and which will allow for continued operation of existing recreational lodging facilities.
- 5. **Residential Development subdistrict (D-RS):** This subdistrict is proposed in one location in T2 R10 WELS, to accommodate a cluster of 5 pre-Commission residential camps. This is considered a reversion to prior zoning, and is consistent with the zoning that has applied to this location under the terms of the Plan.
- 6. **Protection subdistricts:** Existing resource protection subdistrict zoning will remain or be applied where appropriate, including designated Accessible Lake Protection subdistricts (P-AL), Wetland Protection subdistricts (P-WL), Shoreland Protection subdistricts (P-SL2), and Fish and Wildlife Protection subdistricts (P-FW).

For more information about the Plan and to view the current zoning map, please visit the Commission's Resource Protection and Concept Plans webpage here: https://www.maine.gov/dacf/lupc/plans maps data/resourceplans/prp011.html.

If you have any questions or comments regarding this process, please do not hesitate to contact project analyst Corinne Michaud-LeBlanc by phone at 207-441-2175 or via e-mail at: corinne.michaud-leblanc@maine.gov.