

For office use:

Tracking No.

ZP

671-A

Permit No.

\$n/a

Fee Received

Applicant & Agent Information - LUPC Application for Zone Change

APPLICANT INFORMATION

Please Print Legibly

Applicant Name(s) LUPC - Staff Initiated Zoning Petition c/o Corinne Michaud-LeBlanc	Title <i>(if representing a corporation)</i> Senior Planner	
	Phone 207-441-2175	
Mailing Address 22 SHS	Email corinne.michaud-leblanc@maine.gov	
Town Augusta	State ME	Zip Code 04333

AGENT INFORMATION (If applicable)

Agent Name(s) n/a	Phone
Business Name	
Mailing Address	Email
Town	State Zip Code

APPLICANT AND AGENT SIGNATURES

I have personally examined and am familiar with all information submitted in this application, and to the best of my knowledge, it is true, accurate, and complete. I am aware that there may be significant penalties for submitting false information. I understand that the applicant is responsible for complying with all conditions of any permits issued by the Land Use Planning Commission.


If signing this document on behalf of a corporation, partnership, trust, or other legal entity, I affirm that I am authorized to bind the entity and execute legal agreements on its behalf.

Please check **one** of the boxes below:

I authorize staff of the Land Use Planning Commission to access the project site as necessary between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday.

I request that staff of the Land Use Planning Commission make reasonable efforts to contact me in advance to coordinate access to the project site.

Authorization of Agent by Applicant: *By signing below, I authorize the individual or business listed above to act as my legal agent in all matters relating to this application.*

Applicant Signature: Michaud-LeBlanc, Corinne  Digitally signed by Michaud-LeBlanc, Corinne
Date: 2022.08.12 08:51:44 -04'00' **Date:** _____

Agent Signature: _____ **Date:** _____

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Property Information - 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 LUPC, Staff Initiated	Township, Town or Plantation see project description	County Piscataquis
Tax Map, Plan, and Lot Numbers <i>[list all applicable; check tax bill(s)]</i> see project description		
Lot size <i>(in acres, or in square feet if less than 1 acre)</i> 500ft buffer each side of Penobscot River	Deed Book and Page #'s, and lease information if applicable <i>(include any lessor or lease lot numbers assigned by a property owner)</i> Conservation Easement Bk 518, Pg 251	
All Zoning on Property <i>(check the LUPC Land Use Guidance Map)</i> P-RP, P-FW, P-SL2, P-WL	Zoning at Development Site P-RP	
Road Frontage: List the name(s) and frontage(s) (in feet) for any public or private roads, or other rights-of-way adjacent to your lot: Road #1 <u> n/a </u> Frontage <u> n/a </u> ft. Road #2 <u> n/a </u> Frontage <u> n/a </u> ft.	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: Waterbody #1 <u> Lower West Branch, Penobscot River </u> Frontage <u> ~20 miles </u> ft. Waterbody #2 <u> n/a </u> Frontage <u> n/a </u> 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 # <u> n/a </u> and Lot # <u> n/a </u> <i>(usually included in deed description)</i>		
BRIEF PROJECT SUMMARY <i>(include proposed zoning if submitting an application for zone change; include proposed project name, if applicable)</i> 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 <i>(see the Application Fee exhibit for more information, including surcharges if paying online)</i> Please check one of the boxes below: <input type="checkbox"/> I have enclosed a check or money order to pay my application fee. <input type="checkbox"/> I would like to pay my application fee online. Please contact me with the necessary information.		

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.