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DEPARTMENT OF AGRICULTURE, CONSERVATION & FORESTRY
LAND USE PLANNING COMMISSION
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COMMISSIONER

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EXECUTIVE DIRECTOR

Memorandum

To: LUPC Commissioners
From: Samantha Horn, Planning Manager
Ben Godsoe, Senior Planner
Date: March 9, 2018
Re: Proposed Revisions to Application of the Adjacency Principle, Part Two

At the March 14, 2018 Commission meeting, staff will present part two of a proposal to revise the Commission's application of the adjacency principle. Staff have prepared text descriptions and diagrams illustrating a revised system for locating new zones for development dependent on proximity to natural resources. This system would work in conjunction with "part one" of the proposal – focusing on development dependent on proximity to existing infrastructure and services – which the Commission discussed at the meeting on February 14, 2018.

The proposed system would refine the Commission's application of the adjacency principle and include replacement of the one mile by road rule of thumb currently used in rezoning for residential subdivisions and commercial development. The proposal would not affect construction of single dwelling units on individual lots. Dwelling units on individual lots would continue to be allowed in most of the Commission's service area.

An overview of the staff proposal and supporting materials are attached to this memo. The March presentation will cover all the materials in the packet, and will allow time for questions and discussion. The purpose of the March presentation is to describe the proposal to Commissioners and facilitate Commission discussion; no formal action is anticipated.

Attachments:

Locational Factors Diagram, updated from prior meetings
Illustrative scale diagram with summary
Text description of the proposal
Outline of how the proposal would be written into rule and policy
Anticipated process and timeline

