

Summary of Outreach and Opportunity for Public Input Adjacency and Subdivision Review

In April 2014, the Commission began a review of its subdivision rules, and in February 2016, the Commission initiated review of its adjacency principle. Both review processes progressed separately until late 2018. To make sure that stakeholders could see how proposed rule revisions for adjacency and subdivisions would work together, the two rulemaking proceedings were joined for the Commission meeting in October of 2018. The following is a summary of some of the public outreach and discussion the Commission has engaged in over this time as it has sought to gather public input and improve its application of the adjacency principle and subdivision rules.

Commission Meeting Discussion

Since the Commission began its policy reviews, discussions of its adjacency principle and subdivision rules have been a common agenda item for the Commission. The Commission meets most months and all of its meetings are open to the public with the agenda available in advance of each meeting. Through January of 2019, the Commission has discussed its subdivision rules during at least 12 meetings and adjacency at 15 meetings:

Subdivision

- i. 2014 – July and October
- ii. 2015 – May, June, August, and October
- iii. 2016 – February
- iv. 2018 – June, August, October, and November
- v. 2019 – January

Adjacency

- i. 2016 – March, April, and September
- ii. 2017 – February, May, August, and December
- iii. 2018 – February, April, May, June, August, October, and November
- iv. 2019 – January

Facilitated Stakeholder Meetings

At the start of the subdivision rule review process, the Commission hosted four facilitated discussions with interested stakeholders to develop a list of issues with the subdivision rules and develop options to address those issues. As many as 25 stakeholders representing the regulated community and statewide organizations, as well as several LUPC Commissioners and LUPC staff, attended the meetings. These meetings were held on October 29, 2014, January 5, 2015, February 25, 2015, and April 1, 2015.

Local, Regional, and County Meetings

Commission staff have attended public meetings on revisions to the adjacency principle, making a presentation at each, hosted by local governments, county governments, and regional planning organizations, including:

- i. Greenville Select Board (August 2018)
- ii. Jackman Select Board (December 2018)
- iii. Millinocket Town Council (July and December 2018)
- iv. Aroostook County Commissioners (September 2018)
- v. Hancock County Commissioners (June 2018)
- vi. Penobscot County – attended a public meeting requested by county commissioners and coordinated and noticed by the county for the purpose of discussing adjacency review (September 2018)
- vii. East Millinocket – attended a regional meeting with interested members of the public and individuals engaged in economic development planning in the region (organized with partner Our Katahdin) (September 2018)
- viii. Greenville – attended regional meeting with interested members of the public and individuals engaged in economic development planning in the region (organized with partners Maine Municipal Association and Piscataquis County Economic Development Corporation) (August 2018)

Outreach

- i. **Tribal consultation** – Commission staff sent letters, both for the adjacency review and the subdivision rule review, to the Houlton Band of Maliseets, Penobscot Indian Nation, Aroostook Band of Micmacs, the Passamaquoddy Tribe at Sipayik, and the Passamaquoddy Tribe at Motahkmikuk and invited consultation; followed up with phone calls (August 2018); met with representatives of the Penobscot Indian Nation (October 2018)
- ii. **Subdivision written stakeholder and online public surveys** – noticed through the GovDelivery email distribution lists and the Commission’s website (April 9, 2014 and September 22, 2014)
- iii. **Adjacency public survey** – notice mailed to all identified property tax payers in the UT (21,740 different addresses) and provided to individuals on the Commission’s email distribution lists (September 2016-March 2017)
- iv. **Subdivision stakeholder focus group meetings** - discussion of subdivision objectives and design tools (December 2015-January 2016)
- v. **Adjacency stakeholder focus group meetings** - discussion of economic development, issues important to property owners, conservation and wildlife, and provision of public services (June-July 2017)
- vi. **Interviews with design professionals** - relating to subdivision layout and design options (August-December 2015)
- vii. **Interviews with wildlife biologists** – relating to the creation of wildlife passage through or around subdivision development (February-May 2018)

- viii. **Bingham public information meeting** – Commission staff hosted a meeting where interested members of the public could learn about the Commission’s ongoing review of adjacency and proposed conceptual changes, and offer input before the Commission began preparing draft rule language (April 2018)
- ix. **Millinocket public information meeting** – a meeting similar to the one in Bingham was hosted in Millinocket, as well (April 2018)
- x. **Maine Municipal Association** – coordinated with MMA so the organization could contact interested members about the Commission’s ongoing review of the adjacency principle, including providing notice to municipalities identified as “rural hubs” in the Commission’s proposal (July – December 2018)
- xi. **Commission website** – the Commission has maintained websites devoted to its review of the [adjacency principle](#) and [subdivision rules](#), and provided regular email notice to interested members of the public about the ongoing projects

Public Hearings and Comment Opportunities

In addition to the opportunity for public input at many of the meetings noted above and the Commission’s active solicitation of comment since April 2014 (subdivision rule) and February 2016 (adjacency), the Commission designated five separate, formal comment opportunities:

- i. August 2017 public comment period – the Commission received oral comment at a noticed meeting on the proposed new planning framework for adjacency and overall direction of the policy review; a written comment period followed
- ii. June 2018 public comment period - the Commission received oral comments during two scheduled conference calls and written comments on the Conceptual Subdivision Layouts and Standards
- iii. April 2018 public comment period – the Commission received oral public comment at a noticed meeting on proposed adjacency rule concepts published by the Commission; a written comment period followed
- iv. June 2018 public hearing – the Commission held a public hearing on proposed rule changes for adjacency, with a written comment period and written rebuttal comment period
- v. January 2019 public hearing – the Commission held a public hearing on a revised proposal for rule changes incorporating both revisions related to adjacency and to its subdivision rules, with a written comment period and written rebuttal comment period

Meetings with Organizations and Interested Individuals

In the years the Commission has been reviewing the adjacency principle and its subdivision rules, Commission staff have participated in numerous meetings with numerous individuals and organizations. In individual or group meetings, staff have met with representatives of the following:

- American Forest Management
- Androscoggin Valley Council of Governments
- Appalachian Mountain Club

Appalachian Trail Conservancy
Axiom
Backcountry Hunters and Anglers, Maine Chapter
Design Labs
Downeast Lakes Land Trust
Family Forestry LLC
Freeman Ridge Bike Park
Friends of Baxter State Park
Gardner Companies
GrowSmart Maine
HC Haynes Inc.
Huber Resources Corp
Island Institute
Katahdin Region Chamber of Commerce
LandVest Inc.
Lexington Township property owners
Mahoosuc Land Trust
Maine Appalachian Trail Club
Maine Appalachian Trail Land Trust
Maine Audubon
Maine Bureau of Parks and Public Lands Off-road Vehicle Division
Maine Coast Heritage Trust
Maine Department of Inland Fisheries and Wildlife
Maine Department of Transportation
Maine Forest Products Council
Maine Huts and Trails
Maine Municipal Association
Maine Office of Tourism
Maine Professional Guides Association
Maine Wilderness Guides
Maine Woodland Owners
McPherson Timberlands
Natural Resources Council of Maine
Next Phase Energy
North Maine Woods
North Woods Real Estate
Northern Forest Center
Piscataquis Economic Development Council
Prentiss & Carlisle
Rangeley Region Guides and Sportsmen's Association
Red River Camps
Seven Islands
Sportsman's Alliance of Maine
Sunrise County Economic Development Commission
Trout Unlimited
The Nature Conservancy
Wagner Forest Management
Weyerhaeuser

Commission staff also have met with interested individual members of the public, including individuals with professional planning experience, wildlife experience, small business experience, and state and local government experience, as well as former Commission members.

In addition to the individuals and organizations Commission staff have met with, staff have communicated with other individuals from other government bodies and organizations to discuss and answer questions about the ongoing review of the adjacency principle and subdivision rules, including:

- Agriculture Council of Maine
- Beaver Cove Select Board, member
- Dover-Foxcroft Planning Board, member
- Forest Society of Maine
- Maine DACF, Bureau of Agriculture, Food and Rural Resources
- Maine Farmland Trust
- Mapleton, Castle Hill and Chapman Town Manager
- Mars Hill Town Manager
- Medway Select Board, chair
- Northern Maine Development Commission
- Old Canada Road Scenic Byway Committee
- Sherman Town Manager
- University of Maine, Orono
- U.S. Fish and Wildlife Service
- U.S. Geological Survey, New York Cooperative Fish and Wildlife Research Unit
- Washington County Council of Government
- Weston Town Manager
- Western Maine Community Guided Planning and Zoning group members