

Dear Washington County Unorganized Territories Property Owner and Taxpayer,

The Maine Land Use Planning Commission (the LUPC or Commission) serves as the planning and zoning authority for the unorganized and de-organized areas of the State, including townships and plantations. These areas either have no local government or have chosen not to administer land use controls at the local level. In 2012, the Maine Legislature made a number of changes to the statute that applies to the Commission’s activity. In addition to changing the Commission's purpose statement and scope, the 2012 changes direct the Commission to ***initiate “prospective zoning” in coordination with local planning organizations and regional planning and development districts.***

The Washington County Council of Governments is under contract to the Washington County Commissioners to facilitate and prepare ***Community Guided Planning and Zoning*** for the Washington County Unorganized Territories. The planning project has the following objectives:

- (1) Identify areas for residential and commercial development;
- (2) Support sound natural resources use and management;
- (3) Provide predictability for property owners and neighbors; and
- (4) Streamline permitting processes.

Prospective zoning identifies areas within a community or region that are most appropriate for additional growth based on existing development patterns, natural resources, constraints, and future planning considerations. Planning for future growth will be made in the context of:

- Stormwater and regional hydrology and its effects on shellfish water quality, emergency management, fish passage, and hydroelectric management.
- Natural resources management, including - fishing, forestry, farming, and fun (outdoor recreation and tourism) – as well as energy sources such as wind, biomass, and tidal power.
- Economic development relative to infrastructure, services & commercial/industrial activities.

The following meeting opportunities are scheduled to encourage public input to the planning process. Interested people are encouraged to attend any or all of the meetings. **All meetings will be from 6:00 - 8:00 pm.**

Thursday, October 15 Alexander Fire Department, 50 Cooper Road, Alexander

Tuesday, October 20 Dennysville/Edmonds Snowmobile Club Building
24 Milwaukee Rd (just off Rt. 86) Dennysville

Thursday, October 22 Brookton Community Center, Route 1, Brookton

Project information is available at this website: www.wccog.net/community-guided-planning-and-zoning.htm
Survey input will be accepted through October 24th at www.surveymonkey.com/r/WashCoUT

Thank you in advance for your participation. We look forward to hearing from you.
If you are unable to respond to the survey online, please call Judy East at 454-0465.

Judy East
WCCOG Executive Director

