

MAINE LAND USE PLANNING COMMISSION  
**INDEX TO THE PUBLIC HEARING RECORD<sup>1</sup>**  
CONCERNING SUBDIVISION PERMIT SP 3183-D:

Grace Pond Realty Trust (1182 Odlin Road, Hermon, ME, 04401) is proposing Amendment D to Subdivision Permit SP 3183, seeks to amend all applicable findings and conditions of SP 3183 and allow future development of a seasonal residential dwelling on an existing 15.4 acre parcel. The undeveloped parcel is depicted on the subdivision plat approved by the Commission and recorded in the Somerset County Registry of Deeds as ‘Not to be Developed.’ The subject parcel is described as Maine Revenue Service Map SO015, Plan 08, Lot 21. It is located within a Residential Development Subdistrict (D-RS) on Grace Pond in Upper Enchanted Twp., Somerset County

A list of acronyms is provided at the end of this document.

**LIST OF EXHIBITS**

**(As of September 27, 2022)**

- \* *All items are in chronological order. Items regarding the same event or requirement are entered in chronological order as sub-exhibits, and the group is entered according to the date of the first item.*
- \* *Exhibits that only have an effective date (e.g., official zoning maps, and Commission statutes and rules), are entered as an exhibit according to the date of the appropriate stage.*

Exh. #	Date	Description
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**A. Rules in Effect at the Time<sup>2</sup>**

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|-----|---|---|
| 1.  | Statutes, Rules, and Plans  |   |
| 1a. | <i>12 M.R.S. §§681, et seq. (05/02/2022)</i>  | <a href="#">1a Statute 2022 May.pdf</a>     |
| 1b. | <i>Land Use Districts and Standards, Chapter 10 of the Commission’s Rules and Regulations (03/29/2022)</i>            | <a href="#">1b Ch10 ver2022 March.pdf</a>   |
| 1c. | <i>General Provisions, Chapter 1 of the Commission’s Rules and Regulations (11/01/2021)</i>                           | <a href="#">1c Ch1 ver2021.pdf</a>          |
| 1d. | <i>Rules of Practice, Chapter 4 of the Commission’s Rules and Regulations (11/01/2021)</i>                            | <a href="#">1d Ch4 ver2021 Nov1.pdf</a>     |
| 1e. | <i>Rules for the Conduct of Public Hearings, Chapter 5 of the Commission’s Rules and Regulations (11/01/2021)</i>     | <a href="#">1e Ch5 ver2021 Nov1.pdf</a>     |
| 1f. | <i>Comprehensive Land Use Plan for Areas within the Jurisdiction of the Maine Land Use Planning Commission (2010)</i> | <a href="#">1f 2010 CLUP.pdf</a>            |
| 2.  | Guidance Materials  |   |
| 2a. | <i>Comprehensive Land Use Plan Guidance Document (10/05/2012)</i>   | <a href="#">2a CLUPguidance10052012.pdf</a> |

<sup>1</sup> The hearing record includes all information required by Chapter 5 of the Commission’s rules, Section 5.11. Generally, this includes all information relied upon or submitted to the Commission; limited administrative items (e.g., procedural orders, information regarding party status); and information available, offered, or received at the hearing. All other information or documentation regarding process are included in the administrative record.

<sup>2</sup> As of the date the permit application was deemed complete for processing in accordance with Rules of Practice, 01-672 C.M.R. Chapter 4.

3. Land Use Guidance Maps
  - 3a. *Upper Enchanted Township (Large Map)* [3a\\_UpperEnchantedTwp\\_LargeMap.pdf](#)
  - 3b. *Upper Enchanted Township (Tabloid Map)* [3b\\_UpperEnchantedTwp\\_Tabloid Map.pdf](#)
4. Pre-application Materials
  - 4a. *11/22/2019 Pre-application LUPC Correspondence*  
[4a\\_Preapplication\\_LUPCCorrespondence\\_11.22.2019.pdf](#)
  - 4b. *12.03.2019 Pre-application Grace Pond Realty Trust Correspondence*  
[4b\\_Preapplication\\_GracePondRealtyTrust\\_12.03.2019.pdf](#)
  - 4c. *08/17/2021 Pre-application LUPC Correspondence, Feb. 11 and August 17, 2021*  
[4c\\_Preapplication\\_LUPCCorrespondence\\_02.11and08.17.2022.pdf](#)

## B. Petition Filing through Complete for Processing

5. Application and supporting materials for Subdivision Permit SP 3639-F
  - 5a. *05/20/2021 Notice of Filing* [5a\\_NoticeOfFiling.pdf](#)
  - 5b. *05/27/2022 Original Application* [5b\\_sp3183d\\_application.pdf](#)
6. Request for Public Hearing
  - 6a. *07/01/2022 Memorandum; proposal background and request for hearing*  
[6a\\_sp3183d\\_PubHrRq\\_CommMemo.pdf](#)
  - 6b. *07/13/2022 February Commission meeting agenda*  
[6b\\_071322\\_Agenda.pdf](#)
  - 6c. *07/13/2022 Presentation, request for hearing*  
[6c\\_sp3183d\\_PubHrRq\\_Presentation.pdf](#)
  - 6d. *07/13/2022 Audio Excerpt of request for hearing (Electronic only)*  
[6d\\_Audio Excerpt of request for hearing.mp3](#)
  - 6e. *08/10/2022 Approved Meeting Minutes for July 13, 2022*  
[6e\\_Approved Meeting Minutes for July 13, 2022.pdf](#)
  - 6f. *08/12/2022 Notice of Public Hearing; published in Bangor Daily News, GovDelivery, and via USPS mail to abutters* [6f\\_2022.08.12\\_PubHrgNotice.pdf](#)
7. 06/07/2022 Public Hearing
  - 7a. *09/12/2022 Preliminary hearing schedule* [7a\\_Preliminary hearing Schedule.pdf](#)
  - 7b. *09/12/2022 Public Hearing Sign-Up Sheets* [7b\\_PublicHearing\\_SignUpSheets.pdf](#)
  - 7c. *09/12/2022 Staff Opening Statement and Presentation*  
[7c\\_StaffOpeningStatement\\_Presentation.pdf](#)
  - 7d. *09/12/2022 Audio of Public Hearing (Electronic Only)*  
[7d\\_PublicHearingAudio.mp3](#)
  - 7e. *09/12/2022 Applicant's Exhibit 1 Submitted at Hearing*  
[7e\\_Applicant\\_Exhibit1.pdf](#)
  - 7f. *09/27/2022 Applicant's Written Rebuttal to Public Comments*  
[7f\\_ApplicantRebuttal.pdf](#)
8. Public Comments
  - 8a. *05/27/2022 Public Comments, April 19 through May 26, 2022*  
[8a\\_PublicComments\\_April19throughMay26,2022.pdf](#)
  - 8b. *09/13/2022 Public Comments Sept 13, 2022*  
[8b\\_PublicComments\\_Sept132022.pdf](#)
  - 8c. *09/21/2022 Public Comments Sept. 21, 2022*  
[8c\\_PublicComments\\_Sept212022.pdf](#)

\* \* \* This exhibits list represents the hearing record between the date the permit application was filed with the Commission (05/27/2022) and 09/27/2022.

## ACRONYMS

This document includes the following acronyms:

- GPRT                      Grace Pond Realty Trust (Applicant)
- LUPC                      Land Use Planning Commission, Maine Department of Agriculture, Conservation, and Forestry<sup>3</sup>
- M.R.S.                     Maine Revised Statutes

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<sup>3</sup> “LUPC staff” herein refers to the administrative staff to the Land Use Planning Commission; “Commission” herein refers to the nine-member voluntary citizen board of Commissioners of the Land Use Planning Commission; “the LUPC” herein refers to the agency as a whole.