



STATE OF MAINE
DEPARTMENT OF AGRICULTURE, CONSERVATION & FORESTRY
LAND USE PLANNING COMMISSION
22 STATE HOUSE STATION
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GOVERNOR

AMANDA E. BEAL
COMMISSIONER

Memorandum

To: LUPC Commissioners
CC: Benjamin Godsoe, Acting Executive Director
From: Emily Francis-Lamore, Senior Planner
Date: May 6, 2026
Re: The Land Use Planning Commission Comprehensive Land Use Plan (CLUP) Pre-Process Survey

Background

At the December 2024 regular business meeting, Commissioners approved initiating a process to update the [Comprehensive Land Use Plan](#) (Plan or CLUP). The proposed process includes a phased approach:

- Pre-Process Phase: Focus on outreach to stakeholders, data collection and public access to data, public website and survey, identifying guiding principles, and a design for the CLUP Update Phase.
- CLUP Update Phase: The actual process to update the CLUP, including broader outreach to landowners and interested parties, developing goals and policies, and completing the draft Plan.
- CLUP Adoption Process: Involves review by the Commission, leadership at the Department of Agriculture, Conservation, and Forestry (DACF), the Governor's Office, and the Maine Legislature.

The update effort is currently in the Pre-Process Phase. A [website](#) for the pre-process has been launched. This agenda item is a discussion of a **draft public survey** to gather public input and feedback to help guide the Plan update process.

What we hope to learn

The survey has been developed to gather data on the following research questions:

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- What are people's most important issues or concerns in the LUPC Service Area?
- What do people think about recent trends in the LUPC Service Area?
- What is the best process to update the CLUP?
- What are people's experiences with the LUPC?

The survey will provide an opportunity for direct public feedback and input from residents, landowners, business owners, and others who value the LUPC Service Area (Maine's UT). The survey is intended to take 10 to 15 minutes to complete. It will be hosted online via the ArcGIS Survey123 platform. This platform allows for dynamic questions with check boxes, question branching, and response ranking. Printed copies will also be available upon request, and an email address has been created so people can request copies or assistance if needed.

Survey Sections

The survey is divided into the following sections:

Introduction

This section provides background information, talks about the CLUP, and explains why the Commission is conducting the survey.

Section 1 – What is your relationship with the LUPC Service Area?

This section provides the respondents with an opportunity to describe their familiarity with the LUPC Service Area and answer questions about living, working, and recreating in the Service Area. It also asks general demographic questions to help with the analysis, so the Commission knows can better understand the survey respondents and which geographic areas they are commenting on.

Section 2 – What are the most important issues in the LUPC Service Area?

This section introduces issues identified through initial outreach interviews and informational sessions and asks respondents to rank the list of issues in order of concern, or to add their own. Respondents will also be asked to give feedback on the effectiveness of the Commission's zoning, rules, and practices in the area they are most familiar with.

Section 3 – What should the CLUP update process look like?

This section asks respondents about:

- Their familiarity with the CLUP;
- The effectiveness of the 2010 CLUP;
- Potential models for the process;
- Feedback on who should be involved with the process;
- Proposed guiding principles;
- Information that they would like to know more about for the CLUP; and
- Options and ideas for participating in the process.

Section 4 – How is the LUPC doing?

This section asks respondents for feedback on their experience and level of satisfaction with the LUPC. It includes an option for respondents to provide detailed feedback on their responses.

Section 5 – Please share any additional thoughts!

The final section asks respondents to share any final thoughts and how they heard about the survey. It includes links for more information and how to sign up for GovDelivery emails.

Survey Distribution

The survey distribution plan includes:

- Mailing postcards to all property owners in the UT
- GovDelivery notices
- Press releases
- Distributing by email to interested parties and over 145 organizations that are involved in some way with the Service Area
- Where practical, posting flyers at local gathering places for UT residents

Survey Timeline

Once the Commission's feedback has been incorporated, staff will also request a review by researchers at the University of Maine. Staff hopes to publish the survey in June and have it available to the public through September. Analysis will take place from September through November, with a preliminary report to the Commission anticipated for the December 2026 meeting.

Attachments: The Land Use Planning Commission Comprehensive Land Use Plan (CLUP) - DRAFT Pre-Process Survey