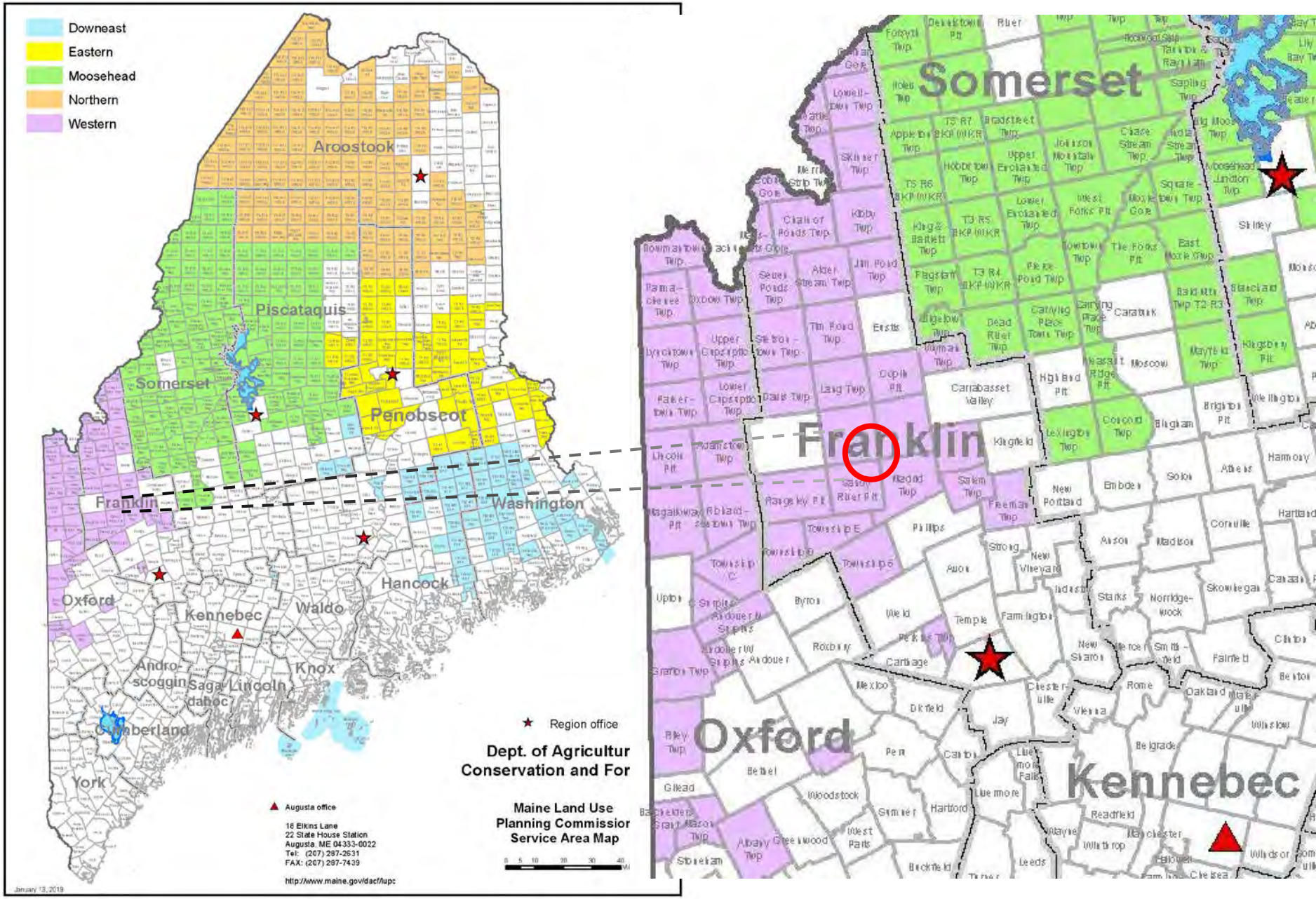
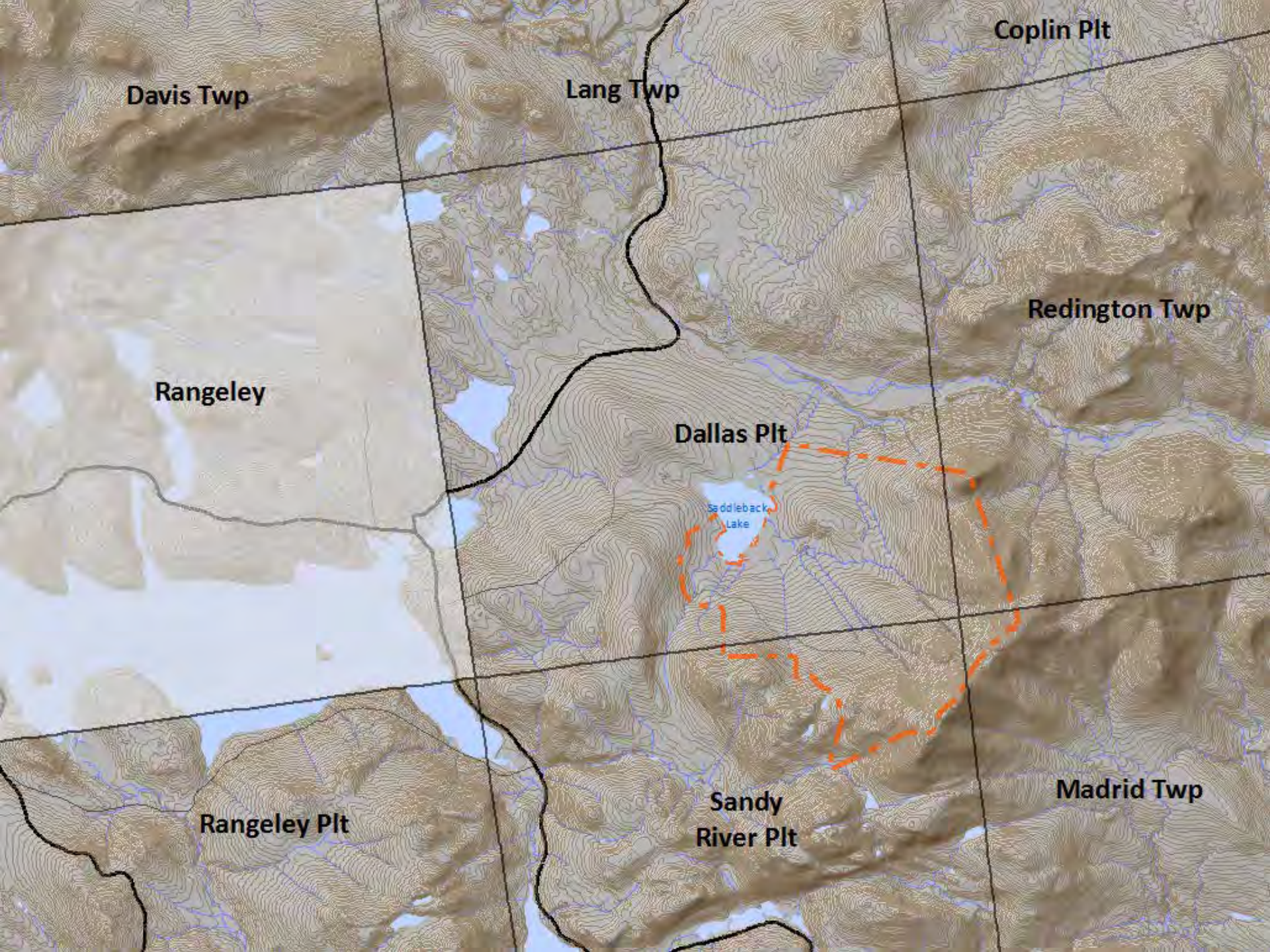
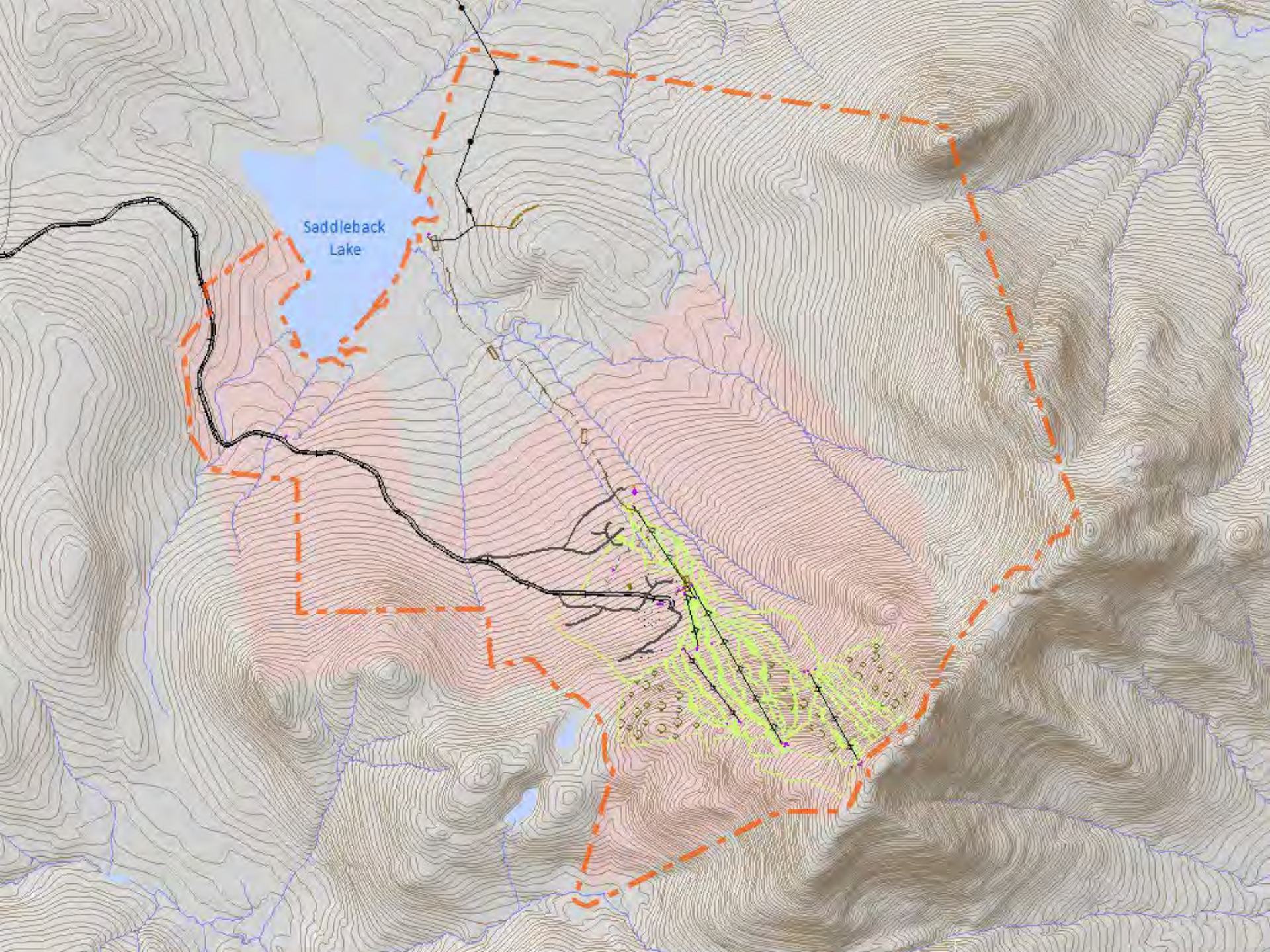
Zoning Petition ZP 372-C (Saddleback D-PD)

SEPTEMBER 16, 2020


Downeast
Eastern
Moosehead
Northern
Western
Aroostook
Piscataquis
Somerset
Penobscot
Franklin
Washington
Hancock
Oxford
Kennebec
Waldo
Knox
Androscoggin
Sagadahoc
Lincoln
Cumberland
York
Region office
Dept. of Agricultur
Conservation and For
Maine Land Use
Planning Commissior
Service Area Map
Augusta office
16 Elkins Lane
22 State House Station
Augusta, ME 04333-0022
Tel: (207) 287-2631
FAX: (207) 287-7439
http://www.maine.gov/dacf/lupc
January 13, 2019
Somerset
Franklin
Oxford
Kennebec


Coplin Plt
Davis Twp
Lang Twp
Redington Twp
Rangeley
Dallas Plt
Saddleback Lake
Madrid Twp
Sandy River Plt
Rangeley Plt


Saddleback
Lake

Saddleback Resort and D-PD

Pre-Commission development

Since 1973: 35 permits issued (condominiums, chairlifts, etc)

1989: Site rezoned to D-PD Subdistrict.

1994 and 2007: development plan and district boundary revised.

Planned Development (D-PD) Subdistrict

~ Overview ~

Customized subdistrict

[Section 10.21(H)]

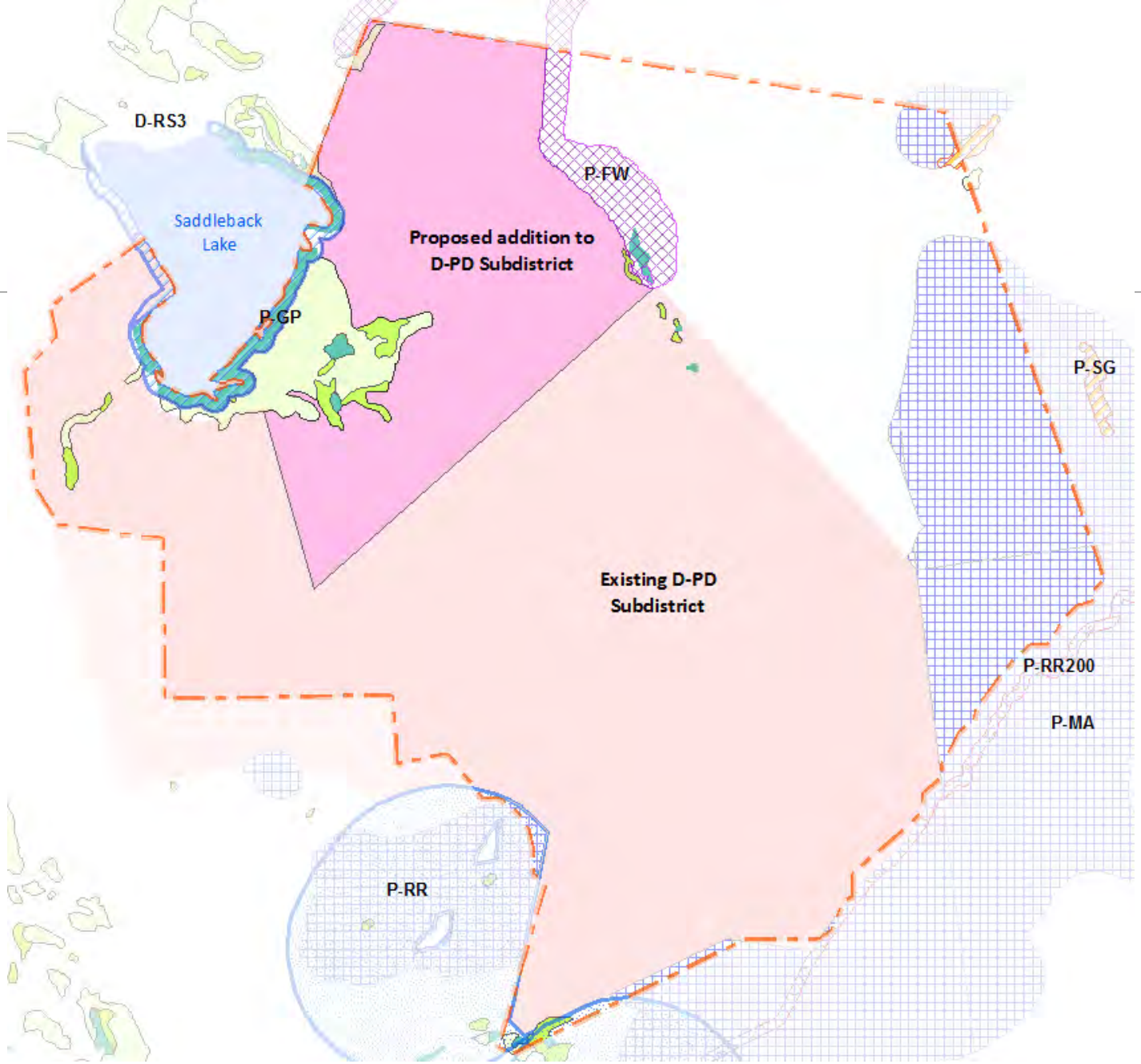
- Purpose
  - To allow large-scale, well-planned development
  - Intended to encourage creative and imaginative designs and site planning

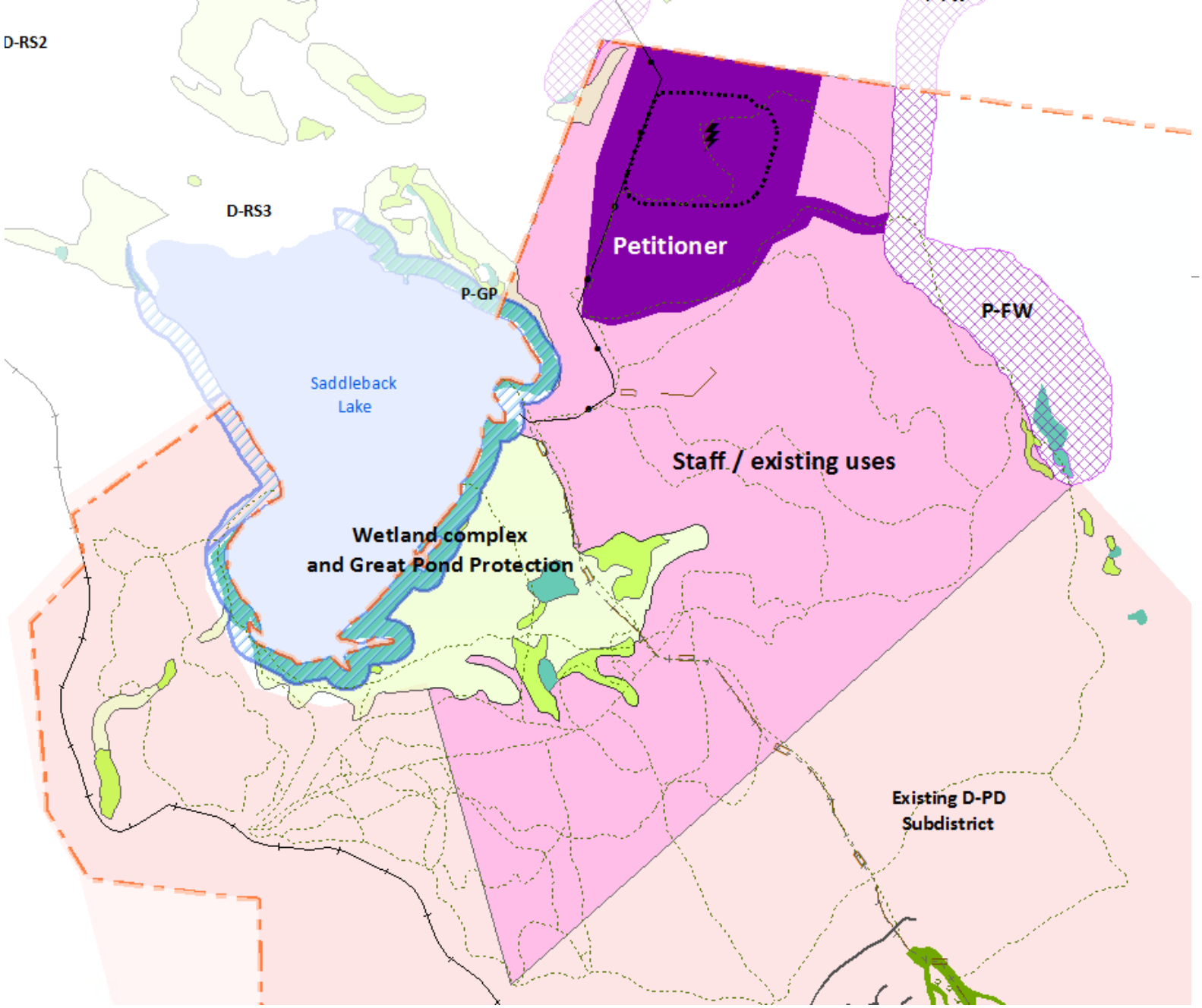
- Must include a development plan
  - Custom list of uses allowed;
  - Maps;
  - …

Current Petition (ZP 372-C)

Proposes to:

1. **Amend the district boundary**
2. Amend the development plan.


D-RS3
Saddleback Lake
P-GP
Proposed addition to D-PD Subdistrict
P-FW
P-SG
Existing D-PD Subdistrict
P-RR200
P-MA
P-RR


D-RS2
D-RS3
Petitioner
P-GP
P-FW
Saddleback
Lake
Staff / existing uses
Wetland complex
and Great Pond Protection
Existing D-PD
Subdistrict

Current Petition (ZP 372-C)

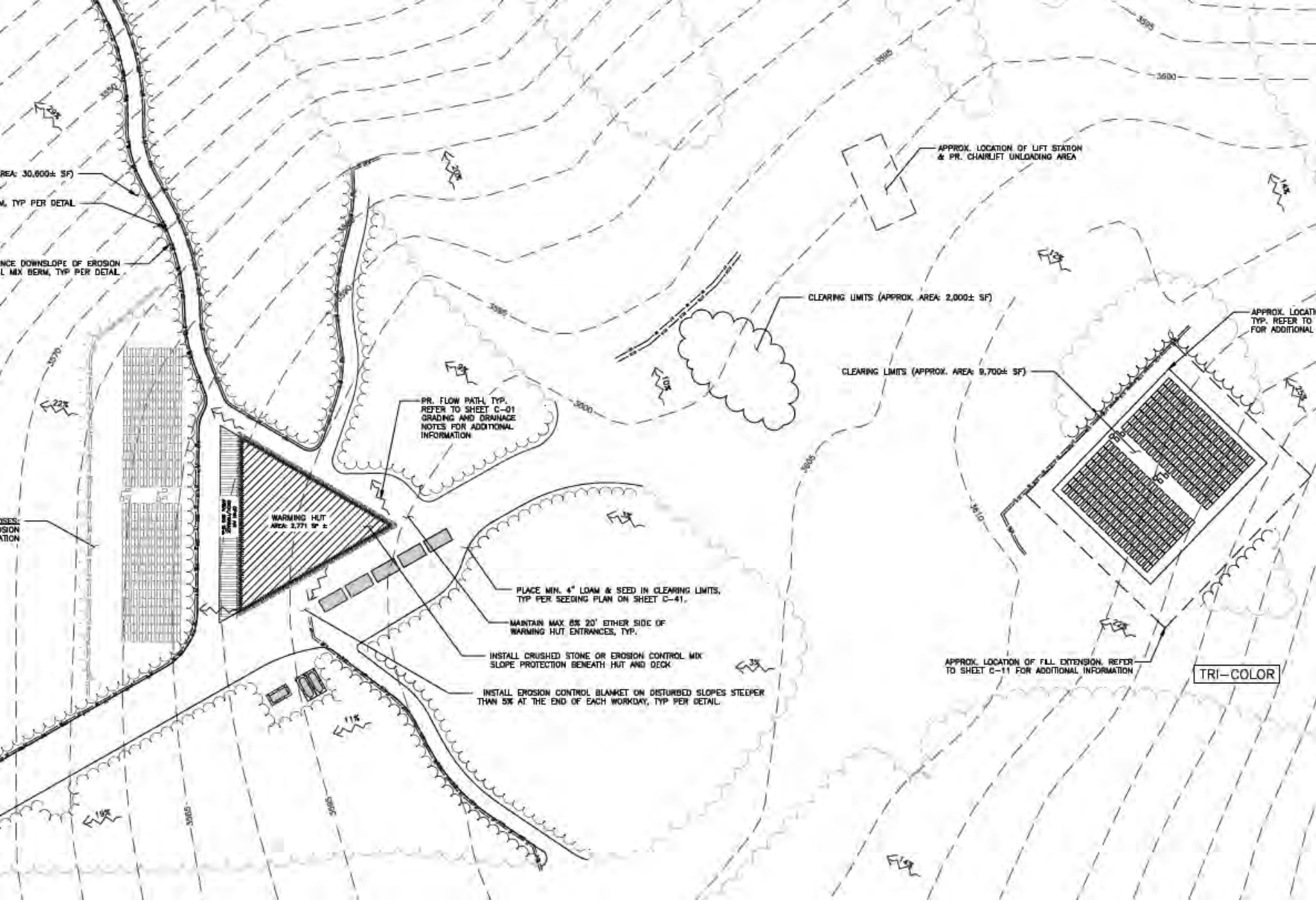
Proposes to:

1. Amend the district boundary

2. **Amend the development plan.**

- Add uses allowed
  - Grid-scale solar energy facility
  - ‘small-scale’ solar energy systems
  - Mid-mountain facility

- Remove uses previously allowed, but which are not constructed and no longer possible


REA: 30,600± SF)
M, TYP PER DETAIL
NCE DOWNSLOPE OF EROSION
L MIX BERM, TYP PER DETAIL
APPROX. LOCATION OF LIFT STATION
& PR. CHAIRLIFT UNLOADING AREA
CLEARING LIMITS (APPROX. AREA: 2,000± SF)
APPROX. LOCATI
TYP. REFER TO
FOR ADDITIONAL
CLEARING LIMITS (APPROX. AREA: 9,700± SF)
PR. FLOW PATH, TYP.
REFER TO SHEET C-01
GRADING AND DRAINAGE
NOTES FOR ADDITIONAL
INFORMATION
WARMING HUT
AREA: 2,771 SF ±
PLACE MIN. 4" LOAM & SEED IN CLEARING LIMITS,
TYP PER SEEDING PLAN ON SHEET C-41.
MAINTAIN MAX 8% 20' EITHER SIDE OF
WARMING HUT ENTRANCES, TYP.
INSTALL CRUSHED STONE OR EROSION CONTROL MIX
SLOPE PROTECTION BENEATH HUT AND DECK
INSTALL EROSION CONTROL BLANKET ON DISTURBED SLOPES STEEPER
THAN 5% AT THE END OF EACH WORKDAY, TYP PER DETAIL.
APPROX. LOCATION OF FILL EXTENSION. REFER
TO SHEET C-11 FOR ADDITIONAL INFORMATION
TRI-COLOR

Current Petition (ZP 372-C)

Staff Suggestions and Edits:

- Adjust district boundary to include existing development yet not include large wetland complexes, deer wintering area, etc.
- Clerical edits to the development plan.
- Refinements to the phrasing of allowed uses.

Process

- Complete for processing ✓
- Request review by resource agencies ✓
- Public hearing required (Section 10.21(H)(8)(b)) ✓

- Ready for hearing
- Public hearing
- Complete review process
- Commission deliberation and decision

Staff Recommendation

Staff recommend that the Commission direct staff to schedule a virtual public hearing regarding zoning petition ZP 372-C to occur as part of, or in conjunction with, the Commission's October virtual meeting.