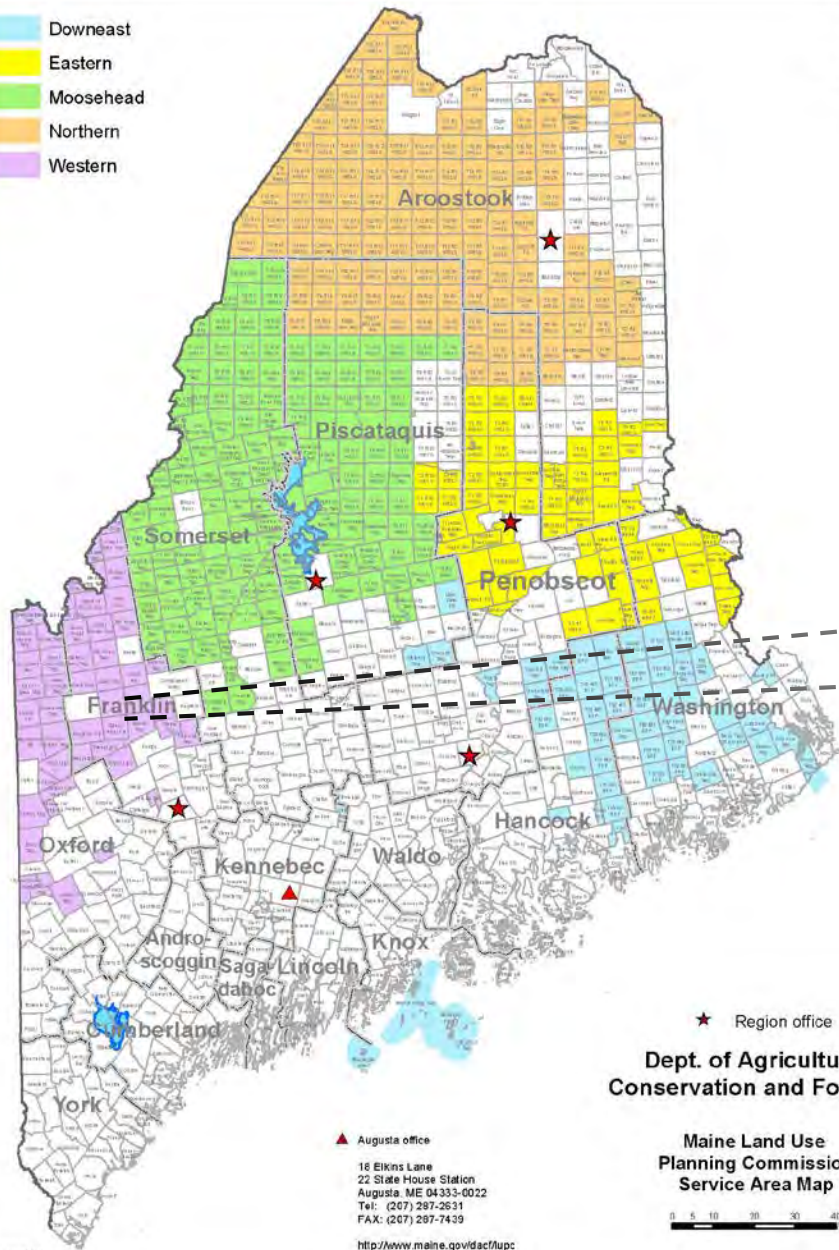


Zoning Petition ZP 372-C (Saddleback D-PD)

SEPTEMBER 16, 2020

A solid orange horizontal bar at the bottom of the slide.

- Downeast
- Eastern
- Moosehead
- Northern
- Western



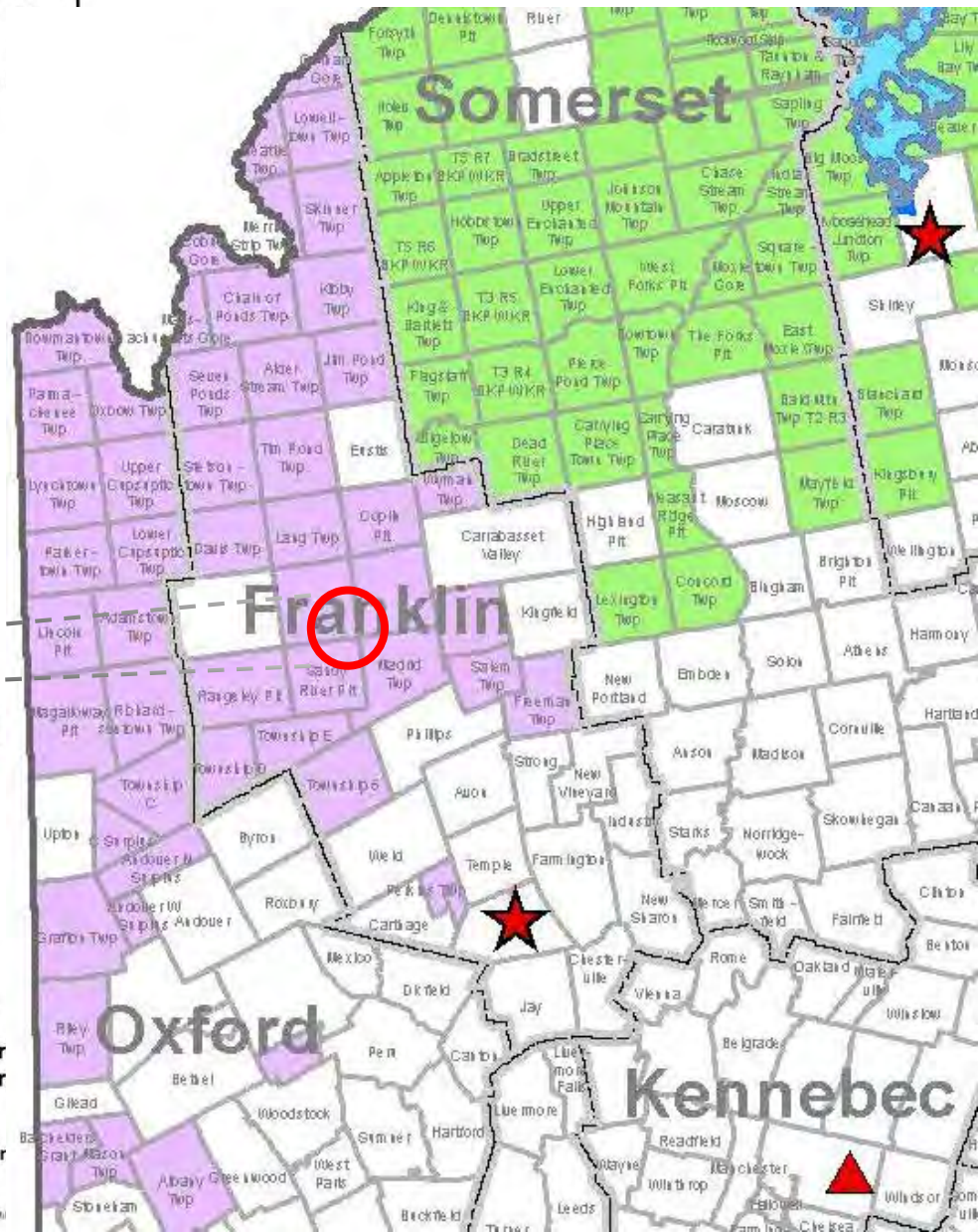
★ Region office
**Dept. of Agriculture
 Conservation and Forestry**

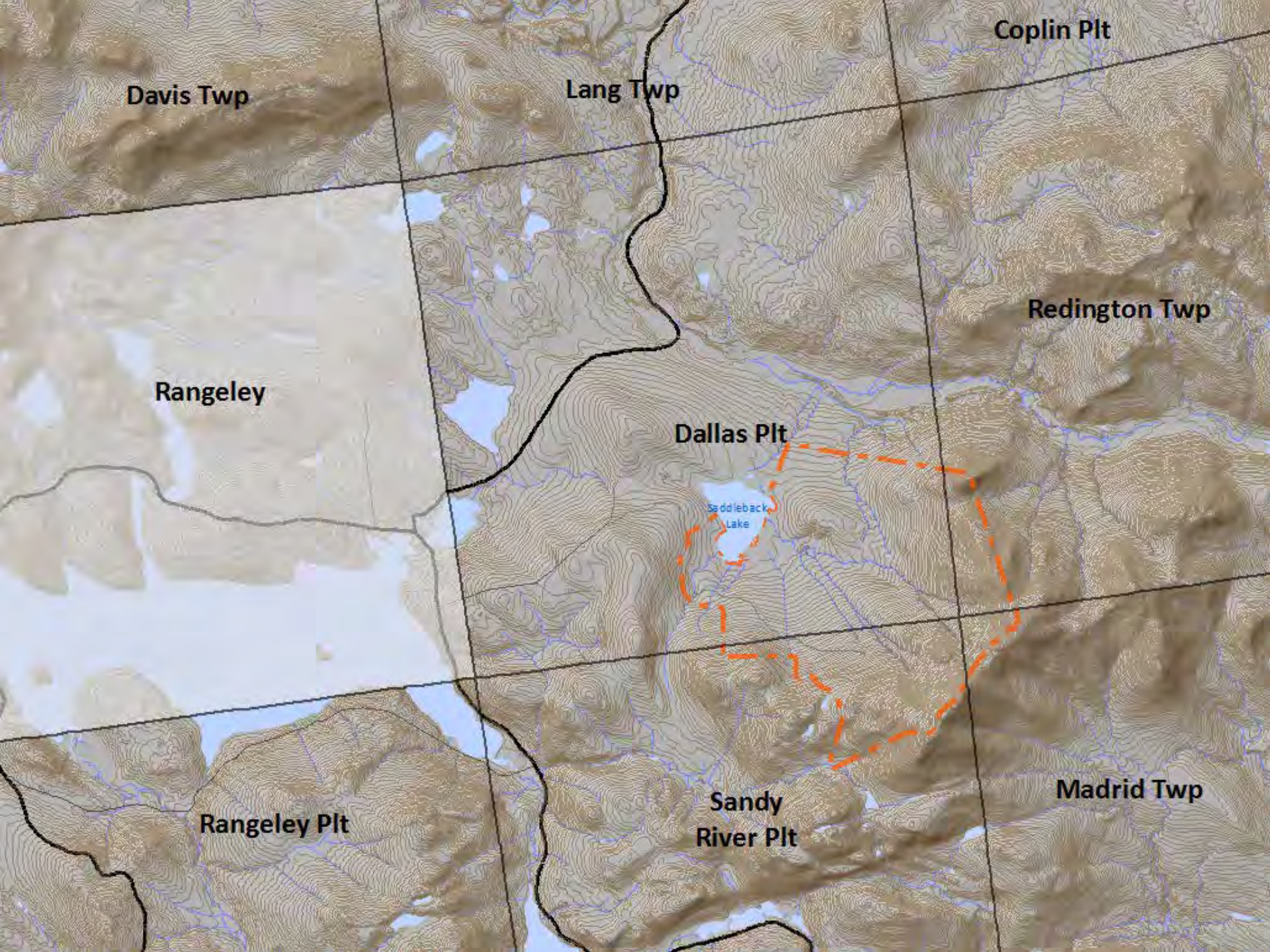
**Maine Land Use
 Planning Commissioner
 Service Area Map**

▲ 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/>





Davis Twp

Lang Twp

Coplin Plt

Rangeley

Redington Twp

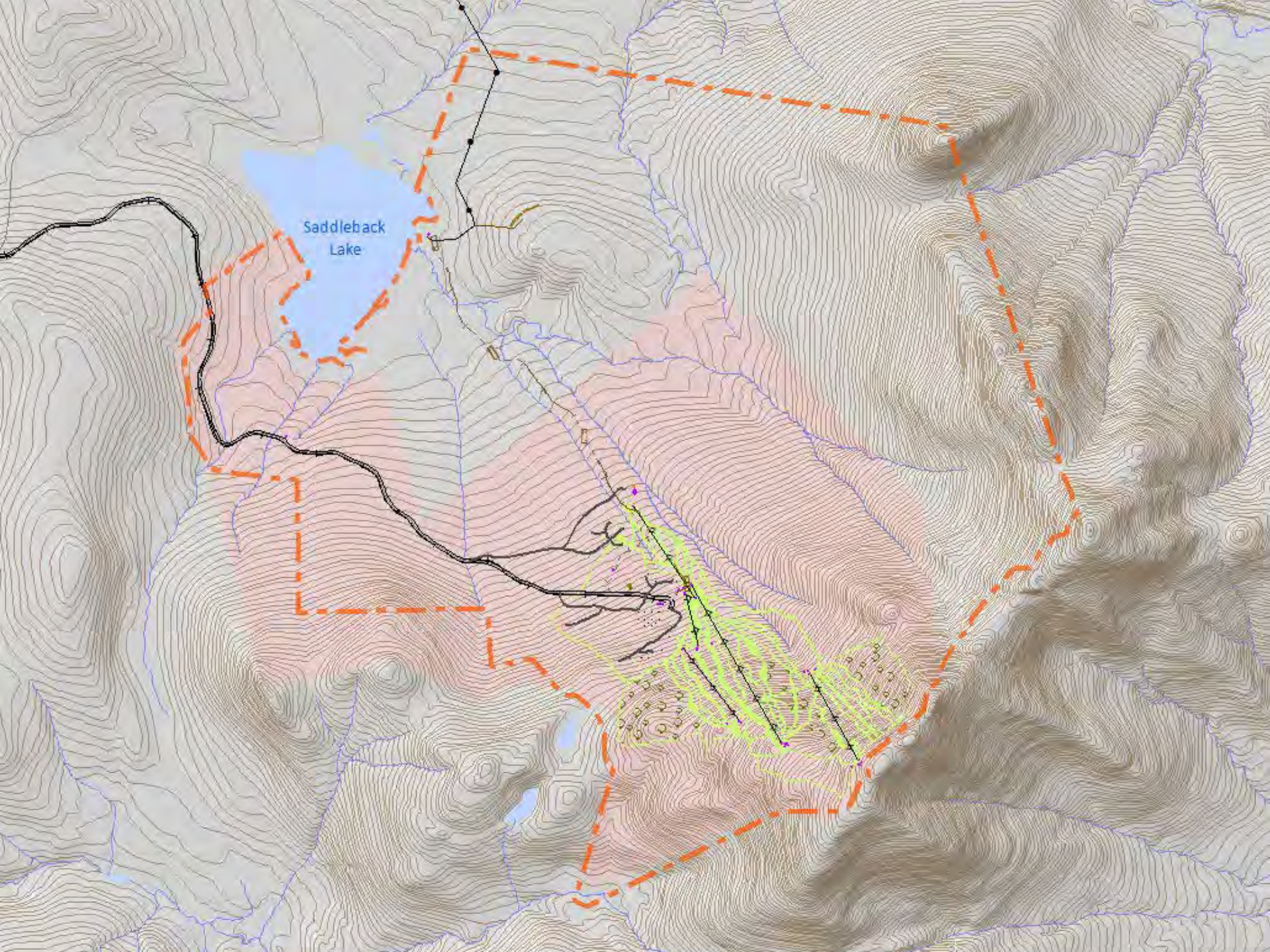
Dallas Plt

Saddleback Lake

Rangeley Plt

Sandy River Plt

Madrid Twp



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

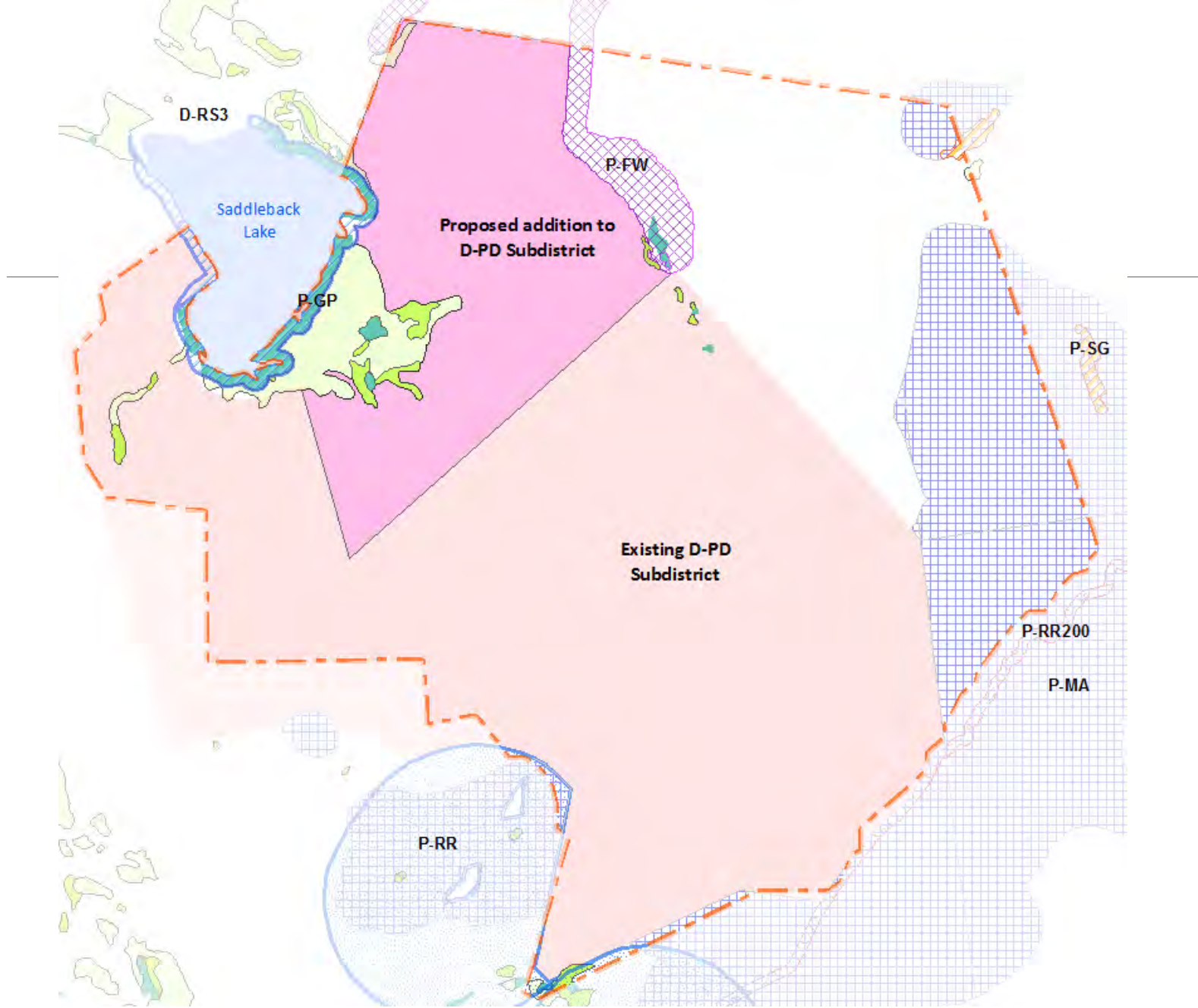
- Must include a development plan
 - Custom list of uses allowed;
 - Maps;
 - ...

Current Petition (ZP 372-C)

Proposes to:

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





D-RS2

D-RS3

P-GP

Petitioner

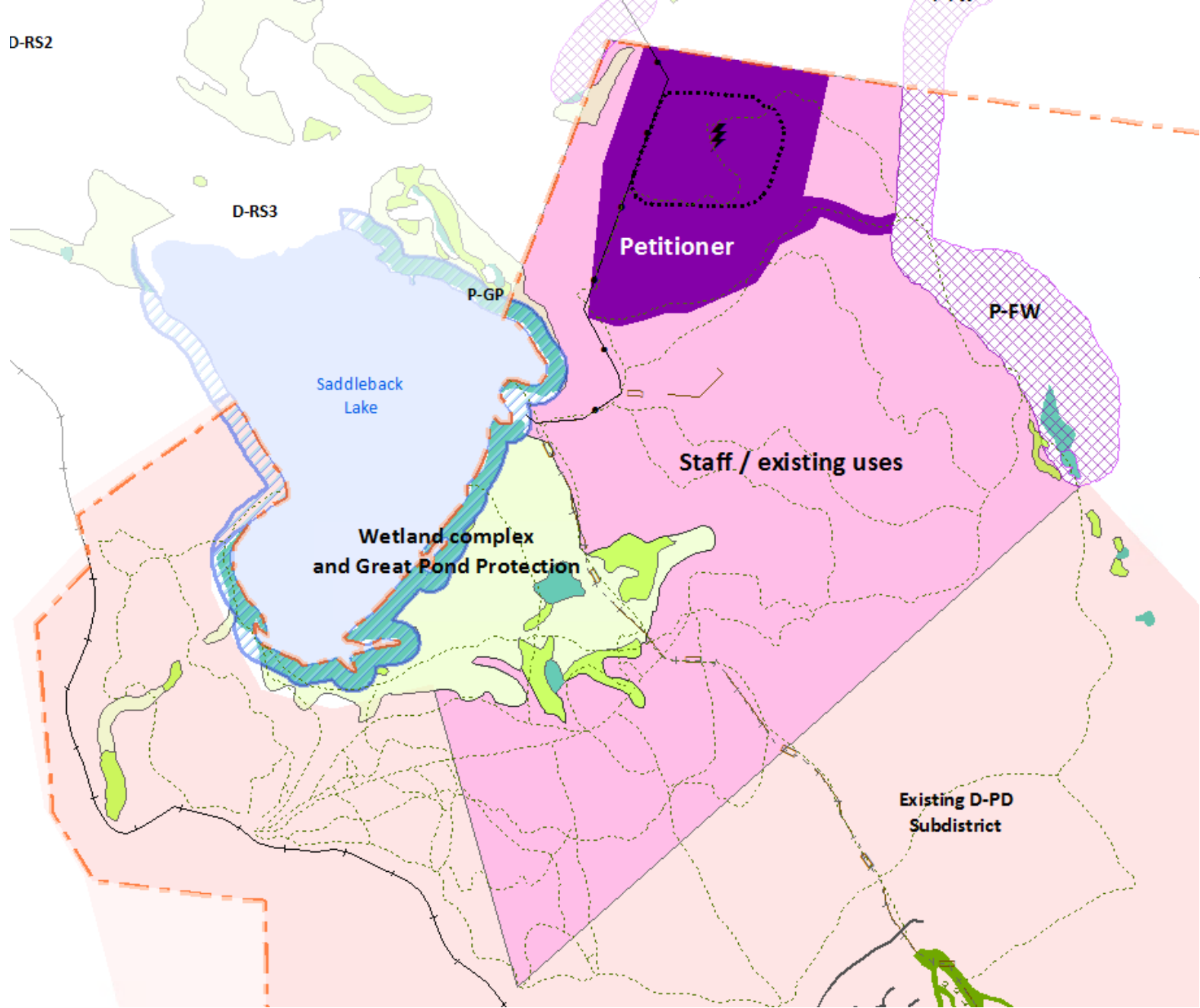
P-FW

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

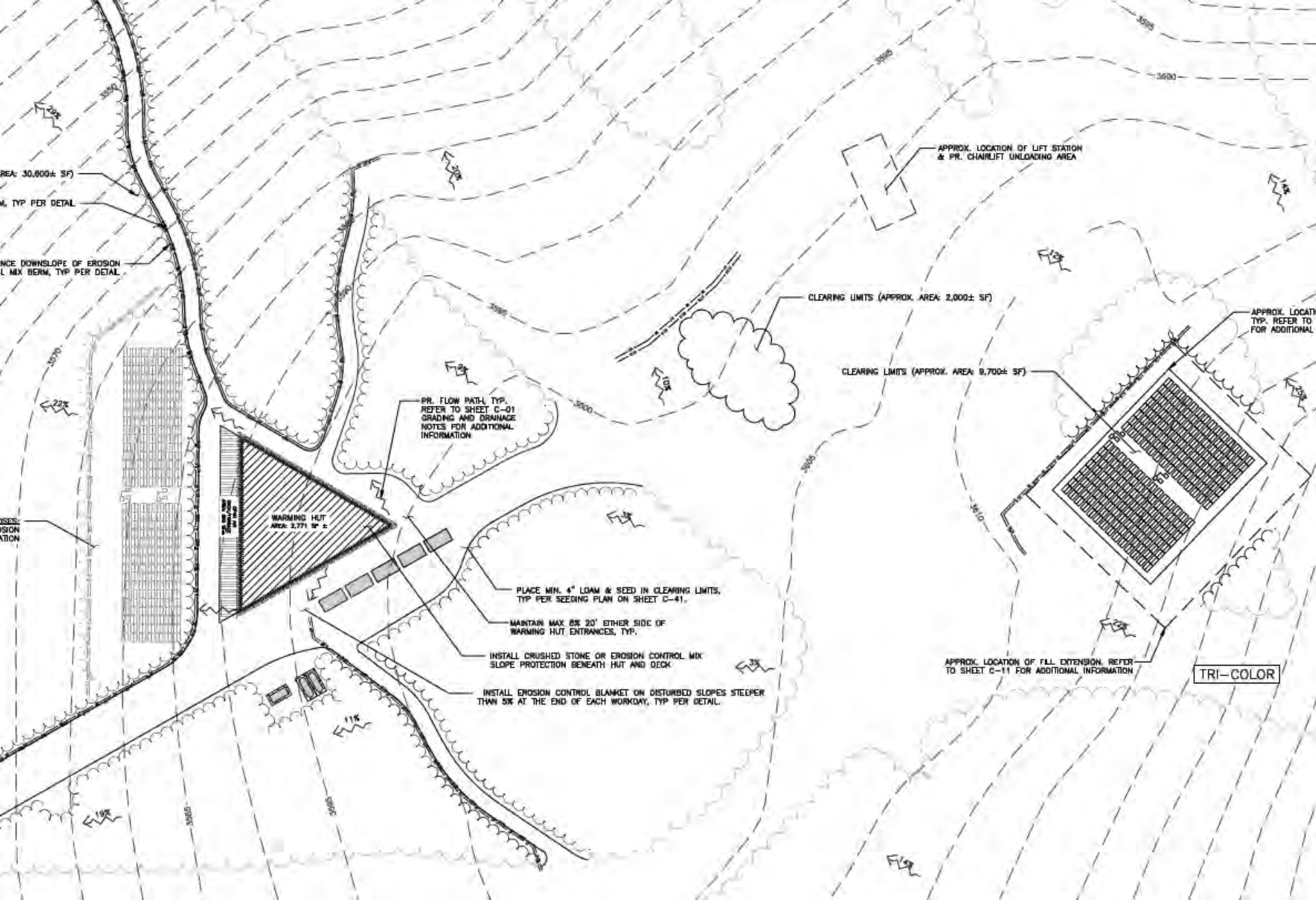
2. Amend the development plan.

➤ 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





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.