



STATE OF MAINE  
DEPARTMENT OF AGRICULTURE, CONSERVATION & FORESTRY  
LAND USE PLANNING COMMISSION  
22 STATE HOUSE STATION  
AUGUSTA, MAINE 04333-022

JANET T. MILLS  
GOVERNOR

AMANDA E. BEAL  
COMMISSIONER

# Memorandum

**To:** LUPC Commissioners  
**CC:** Benjamin Godsoe, Acting Executive Director  
**From:** Megan Lamb, Senior Planner  
**Date:** April 2, 2026  
**Re:** Land Use Planning Commission New Dwelling Permit Data, 2010 to 2024

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At the December 2024 regular business meeting, Commissioners approved initiating a process to update the [Comprehensive Land Use Plan](#) (Plan or CLUP). The proposal was for a phased approach, with a pre-process to identify priority issues, assess data needs, collect available data, and garner input on the planning process design before the official update and adoption processes begin. As part of the pre-process, staff have completed a preliminary analysis of new dwelling permit data for discussion at the April informational session on Housing and Development.

Attached to this memo, please find:

1. An overview of data sources, data validation methods, and data analysis methods
2. Map layouts of data analyses and summary information

The memo refers to both attachments, and the staff presentation will also reference each document. The staff will place all three documents and the accompanying data on the CLUP Update website ([www.maine.gov/dacf/clupdate](http://www.maine.gov/dacf/clupdate)) for use by anyone interested in following the update process.

## **Background**

The Land Use Planning Commission (LUPC or Commission) collects permitting data on all actions throughout its service area. Permitting data have been reported in previous CLUP documents and provides a way to track proposed development over time. Permit data do not provide a land-use inventory but rather indicate where development has been proposed and approved across the Commission's service area.

Since data were reported for the 2010 CLUP, many changes have occurred that affect development trends, such as the 2008 financial crisis, the COVID-19 pandemic, and rising costs

BENJAMIN GODSOE  
ACTING EXECUTIVE DIRECTOR  
HARLOW BUILDING, 4<sup>TH</sup> FLOOR



PHONE: (207) 287-2631  
FAX: (207) 287-7439  
WWW.MAINE.GOV/DACF/LUPC

of land, building materials, and labor. Commission staff have completed a preliminary analysis of new dwelling permit data and would like feedback on additional questions and analyses Commissioners would like to see completed during the CLUP update process. See Attachment A for a detailed overview of the methods used to date.

List of common acronyms used in this memo and the accompanying materials includes:

- LUPC, Land Use Planning Commission
- CLUP, Comprehensive Land Use Plan
- LOD, Location of Development (*LUPC rules that are an initial screen for where the Commission will accept applications to rezone for development, and which describe locations with public roads and where services can be provided efficiently*)
- MCD, Minor Civil Division (*Towns, Townships, and Plantations served by the LUPC*)

### **Service Area Summary**

The Commission's service area spans over 10 million acres across 13 counties and is broken into 5 service sub-regions (see Map Layout 1 in Attachment B). Aroostook County has the largest land area and makes up 29 percent of the service area, followed by Piscataquis (20%), Somerset (18%), Penobscot (10%), Washington (8%), Franklin (6%), Oxford (5%), and Hancock (4%) Counties. Kennebec, Knox, Lincoln, Sagadahoc, and Waldo Counties each have minimal land area, such as coastal or river islands within the LUPC service area.

### **New Dwelling Permit Data Since 2010**

#### **The 2010 CLUP Approach**

In the 2010 CLUP, permit data were reported jurisdiction-wide and by minor civil division (MCD), or each town, plantation, or township, in the service area.<sup>1</sup> New dwelling permit data for MCDs were evaluated in terms of overall numbers as well as the proposed location of development. The following data trends were reported for residential development:

1. Population
2. Service Centers
3. Amount of Development
4. Location of Pre-LURC (1970 and before) and LURC-Permitted New Dwellings
5. Location and Patterns of Residential Development at the Jurisdiction Level
6. Fastest Growing MCDs
7. Character of Development

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<sup>1</sup> Land Use Planning Commission Comprehensive Land Use Plan, [Chapter 4: Development](#)

### Approach Taken for 2026 Preliminary Analysis

Commission staff analyzed and summarized all but the “character” of residential development (number 7 above), which could be reported later if needed and depending on data availability. To analyze proposed new dwellings since the 2010 CLUP, new dwelling permit data have been checked for accuracy, or validated, for 2010–2024, and additional validation for 2006-2009 and 2025 is ongoing. See Attachment A for a detailed overview of methods.

### Population Change in LUPC Service Area Since 2000

According to the US Census, Maine was the second most rural state in 2000 and remains the second most rural state in 2020. The population in the Commission’s service area has decreased overall since 2000, from 11,922 to 11,807 in the 2020 census. However, the changes in population between 2000 and 2020 are different across each county in the service area, reflecting growth in the western region and Piscataquis County, and decline in the northern and eastern regions:<sup>2</sup>

- Less than 1% change in service area population in Somerset, Sagadahoc, and Hancock Counties
- 11% decrease in Aroostook and Penobscot Counties
- 12% decrease in Washington County
- 34% increase in Piscataquis County
- 14% increase in Oxford County
- 17% increase in Franklin County

### Service Centers

Service centers contiguous with the Commission’s service area were first identified in 2002 by the State Planning Office (SPO) and reported in the 2010 CLUP. Service Center MCDs are cities and towns that provide most of the state's jobs, commercial activity, and access to social resources such as higher education and health care. Service centers are now identified by the Municipal Planning Assistance Program (MPAP) within the Maine Office of Community Affairs and were last updated in 2023.<sup>3</sup> In the 2010 CLUP, there were 16 service centers contiguous with the Commission’s service area, and as of 2023, there are 18 (see Map Layout 2 in Attachment B). Of the service centers contiguous with the Commission’s service area, one service center was removed, and three were added since the 2010 CLUP.

#### **2010 CLUP Border Service Centers**

Ashland  
Bethel  
Calais  
Caribou

#### **2023 Data Analysis**

Ashland  
Bethel  
Bingham \*\*  
Calais

<sup>2</sup> Department of Administrative and Financial Services, [Census Information](#)

<sup>3</sup> Maine Planning Assistance Program, [Maine’s Service Centers](#)

|                |                |
|----------------|----------------|
| Dover Foxcroft | Caribou        |
| Fort Kent      | Dover-Foxcroft |
| Greenville     | Ellsworth      |
| Houlton        | Fort Kent      |
| Jackman        | Greenville     |
| Lubec*         | Jackman        |
| Madawaska      | Lincoln**      |
| Millinocket    | Madawaska      |
| Norway         | Millinocket    |
| Rangeley       | Norway         |
| Rumford        | Patten**       |
| Van Buren      | Rangeley       |
|                | Rumford        |
|                | VanBuren       |

\* Removed since 2010 CLUP reporting

\*\* Added since 2010 CLUP reporting

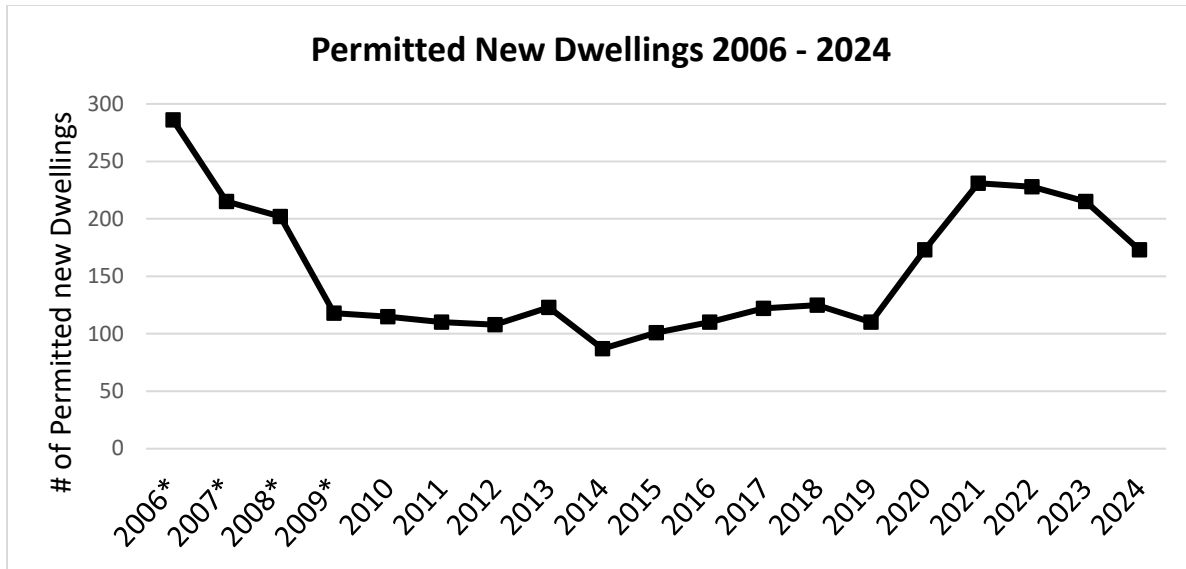
Amount of Development

The 2010 CLUP reported 8,136 permitted new dwellings from 1971 to 2005 (66% increase from 12,286 dwellings reported in 1970). From 2006 to 2024, 2,952 new dwellings were permitted (12% increase from 2005). There was an approximate 2% increase per year from 1971 to 2005, and 1% increase per year from 2006 to 2024 (see Table 1 below). Overall, there has been a 90% increase in new dwellings permitted from the 1970 baseline, or approximately a 2% increase per year.

**Table 1.** Overview of permitted new dwellings since the creation of the LUPC.

|                                   | <b>Pre-Commission (1970)</b> | <b>1971 – 2005</b> | <b>2006-2024</b> | <b>Total</b> |
|-----------------------------------|------------------------------|--------------------|------------------|--------------|
| Permitted New Dwellings           | 12,286 (US Census, baseline) | 8,136              | 2,952            | 23,374       |
| % Increase of total New Dwellings |                              | 66 %               | 12%              | 90%          |
| Approximate % Increase/year       |                              | 2%                 | 1%               | 2%           |

The number of new dwellings permitted per year has fluctuated since 2006 (see Figure 1 below), with the highest number reported in 2006 (286) and the lowest in 2014 (87). The number of new dwellings permitted per year dropped from 2006 to 2009, then remained relatively constant from 2009 to 2020, when it rose during the COVID-19 pandemic. The number of new dwellings appears to be trending downward after a peak in 2023.



**Figure 1.** Number of new dwellings permitted by year for the Commission’s service area, 2006 to 2024. Data from 2010 to 2024 have been validated (see Attachment A for methods).<sup>4</sup>

### Locations and Patterns of Residential Development

The locations of pre-LURC and LURC-permitted new dwellings (1971-2005) were summarized at the MCD scale in the 2010 CLUP (see Map Layouts 3 and 4 in Attachment B). The pre-LURC pattern of development was summarized as “...generally associated with public roads, high-value natural resources or job centers,” and there was “limited residential development in the interior of the Jurisdiction.”<sup>5</sup> The pattern of LURC-permitted new dwellings was described as being “generally close to organized areas, public roads, and high-value natural resources.” However, it was also noted that a significant portion of the new dwellings permitted since 1971 were dispersed across more isolated portions of the jurisdiction. The 2010 CLUP reported that approximately 88% of permitted new dwellings were located within one mile of a public road, 79% of permitted new dwellings were located in MCDs bordering organized areas, and 50% were located in MCDs near service centers (within 12 miles by public road).

Permitted new dwellings from 2010 to 2024 were located in a similar pattern to permitted new dwellings from 1971 to 2005(see Map Layout 5 in Attachment B). A larger proportion of the 2010 to 2024 permitted new dwellings were generally close to organized towns, public roads, and high-value natural resources (e.g., waterbodies), but some new dwellings were located in more isolated portions of the jurisdiction. Approximately 87% of permitted new dwellings were located within one mile of a public road, 69% in MCDs bordering organized areas, and 65% near service centers (see Map Layouts 6-8 in Attachment B).

<sup>4</sup> 2025 new dwelling data is currently being quality checked and will be available soon. These data can also be accessed through the Annual Report.

<sup>5</sup> Page 82 of the [2010 CLUP](#), Maine Land Use Planning Commission

Additionally, approximately 84% of permitted new dwellings were located in MCDs either directly adjacent to a municipality providing services (rural hub) or with primary or secondary locations (see Table 2 and Map Layout 9 in Attachment B), also noted as areas potentially more suitable for development zoning. A priority of the 2010 CLUP was to address application of the “adjacency principle” policy (2010 CLUP, page 62), and in 2019, the LUPC adopted the Adjacency and Subdivision Rulemaking, which established new Location of Development (LOD) rules in Chapter 10. The LOD rules identify “rural hubs” as well as “primary” and “secondary” locations as areas eligible for most rezoning proposals for residential subdivisions or commercial development. Primary and Secondary locations, which were established based on factors including where emergency services could be provided efficiently and the presence of public roads, act as an initial screen for where the Commission would accept proposals for more intensive types of development.

Primary and secondary areas are not growth areas, which are used for planning in a municipal context, but rather identify where emergency services are more available and where public roads are located; therefore, areas potentially more suitable for development and locations where the Commission would accept applications for rezoning for most types of development.

**Table 2.** Percent of new dwellings permitted by location.

| New Dwelling Location, by MCD criteria | 2010 CLUP (1971-2005)*                       |     | 2010 - 2024                         |     |
|--|--|-----|-------------------------------------|-----|
|  | Approx. New Dwellings Permitted out of 8,136 | %   | New Dwellings Permitted out of 2131 | %   |
| Bordering Organized Areas              | 6,428  | 79% | 1,462                               | 69% |
| Within 1 mile of a public road         | 7,160  | 88% | 1,863                               | 87% |
| Near Service Centers                   | 4,068  | 50% | 1,607                               | 75% |
| Meeting LOD Criteria                   |  |     | 1,781                               | 84% |

\*Data reported in the 2010 CLUP were not validated for this summary.

A smaller proportion of MCDs in the Commission’s service area are located near public roads or service centers, next to organized towns, or in MCDs associated with LOD data, but a larger proportion of new dwellings are permitted in these areas. For example, of the 465 MCDs in the Commission’s service area from 2010 to 2024, 167 are associated with areas potentially suitable for development zoning (36%, LOD = Yes), and approximately 84% of permitted new dwellings are located in these MCDs (See Map Layout 9 in Attachment B). Of the MCDs in areas potentially suitable for development zoning (LOD = Yes), Rangeley Plantation had the highest number of permitted new dwellings from 2010 to 2024 (100). Of the MCDs in areas potentially

less suitable for development zoning (LOD = No), Carrying Place Township had the highest number of permitted new dwellings (25).

At the county level, a larger proportion of new dwellings were permitted in MCDs potentially suitable for development zoning (see Map Layout 10 in Attachment B), but there was some variability. For example, Franklin County had the largest number of permitted new dwellings out of all counties in the Commission's service area, and approximately 99% of proposed new dwellings are located in areas potentially more suitable for development zoning (465 proposed new dwellings out of 572 in the county). Washington County had the third-lowest number of permitted new dwellings, and approximately 60% of proposed new dwellings are located in areas potentially more suitable for development (105 proposed new dwellings out of 176 in the county). Hancock County was the only county with a smaller proportion of new dwellings in areas potentially more suitable for development zoning (47%, 17 proposed new dwellings out of 36 in the county).

#### *Fastest Growing MCDs*

The fastest growing MCDs reported in the 2010 CLUP were those with approximately 40% of the new dwellings permitted between 1971 and 2005. Seventeen MCDs contained 40% of new dwellings permitted in the 2010 CLUP. This changed to fourteen MCDs in the 2010 to 2024 data. Twelve of these were also among the fastest growing MCDs in the 2010 CLUP data summary (highlighted in yellow below, see Map Layout 11 in Attachment B). Franklin County had the largest proportion of the fastest-growing MCDs (5 MCDs, 381 permitted new dwellings), followed by Penobscot County (3 MCDs, 189 permitted new dwellings).

**2010 CLUP**

Albany Twp.  
Connor Twp.  
Freeman Twp.  
Lexington Twp.  
Prentiss Twp.  
Rockwood Strip Twp. T1 R1 NBKP  
Salem Twp.  
Tomhegan Twp.  
Trescott Twp.  
Upper Enchanted Twp.  
Coplin Plt.  
Dallas Plt.  
Rangeley Plt.  
Sandy River Plt.  
Beaver Cove  
Lakeville  
Mount Chase

**2010 to 2024 Data Summary**

Albany Twp.  
Freeman Twp.  
Prentiss Twp. T7 R3 NBPP  
Rockwood Strip Twp. T1 R1 NBKP  
Tomhegan Twp.  
Trescott Twp.  
Coplin Plt.  
Dallas Plt.  
Lake View Plt.  
Rangeley Plt.  
Sandy River Plt.  
Beaver Cove  
Lakeville  
Mount Chase

*Areas with Zero New Dwellings Permitted*

Overall, approximately 55% of all MCDs in the Commission’s service area (254 out of 465) had zero new dwellings permitted from 2010 to 2024. Of the 298 MCDs considered potentially less suitable for development zoning (LOD = No), approximately 72% had zero new dwellings permitted. Of the 167 MCDs considered more suitable for development zoning (LOD = Yes), approximately 24% had no new dwellings permitted (see Map Layout 12 in Attachment B). This pattern generally holds true across most counties; however, there is greater variability at smaller spatial scales (see Map Layout 13 in Attachment B).

Somerset County had the highest overall percentage of MCDs with zero new dwellings permitted, followed by Aroostook County and Piscataquis County. Oxford and Hancock counties had the lowest overall percentage of MCDs with zero new dwellings permitted, followed by Penobscot County. Oxford and Hancock counties had the lowest percentage of MCDs considered potentially less suitable for development zoning (LOD = No), with zero permitted new dwellings.

**Table 3.** Overview of the location of MCDs with zero new dwelling permits by county from 2010 to 2024. LOD = No MCDs include MCDs that do not meet LOD Criteria (areas potentially less suitable for development zoning), and LOD = Yes MCDs include MCDs that meet LOD Criteria (areas potentially more suitable for development zoning).

|                    | Number of MCDs in County, by LOD |           |       | MCDs in County with Zero New Dwellings Permitted, by LOD |     |           |     |       |     |
|--------------------|----------------------------------|-----------|-------|--|-----|-----------|-----|-------|-----|
|                    | LOD = No                         | LOD = Yes | Total | LOD = No   |     | LOD = Yes |     | Total |     |
| <b>Oxford</b>      | 13                               | 8         | 21    | 4  | 31% | 2         | 25% | 6     | 29% |
| <b>Hancock</b>     | 9                                | 8         | 17    | 3  | 33% | 2         | 25% | 5     | 29% |
| <b>Penobscot</b>   | 16                               | 29        | 45    | 10   | 63% | 5         | 17% | 15    | 33% |
| <b>Washington</b>  | 26                               | 12        | 38    | 13   | 50% | 1         | 8%  | 14    | 37% |
| <b>Franklin</b>    | 13                               | 16        | 29    | 10   | 77% | 4         | 25% | 14    | 48% |
| <b>Piscataquis</b> | 69                               | 22        | 91    | 51   | 74% | 6         | 27% | 57    | 63% |
| <b>Aroostook</b>   | 82                               | 42        | 124   | 70   | 85% | 10        | 24% | 80    | 65% |
| <b>Somerset</b>    | 65                               | 24        | 89    | 50   | 77% | 10        | 42% | 60    | 67% |

**Initial Takeaways**

Since data were reported in the 2010 CLUP, the number of new dwellings permitted per year has fluctuated, with an overall increase of 12 percent between 2010 and 2024. Overall, permitting activity remains concentrated in MCDs near rural hubs or within primary or secondary locations, but there are also permits for new dwellings issued outside of these areas.

During this preliminary phase of the CLUP update, Commission staff seek to analyze development permitting trends in different ways and at various scales, and will continue to improve approaches to analyzing permit data. This memo is the first report on permitting data, and there is still a lot to do, including: further data validation of residential and non-residential data (including 2025), summary and analysis of permitting trends for non-residential development, and further summary and analysis of residential data.

*Attachments:*

*Attachment A. Preliminary Methods for New Dwelling Data Analysis*

*Attachment B. Supporting Map Layouts*

**ATTACHMENT A**  
**PRELIMINARY METHODOLOGY FOR**  
**NEW DWELLING DATA ANALYSIS**

## COMPREHENSIVE LAND USE PLAN UPDATE

### PRELIMINARY METHODOLOGY FOR NEW DWELLING DATA ANALYSIS

#### Outside Data Sources

The following data were used from outside sources:

1. Town and Townships Feature Layer, State of Maine<sup>1</sup>
2. US Census: Population, Maine Department of Administrative and Financial Services<sup>2</sup>
3. Public Roads Feature Layer, Maine Department of Transportation<sup>3</sup>
4. Maine Service Centers, Maine Planning Assistance Program<sup>4</sup>

#### LUPC Data and Data Validation

The following internal data were used for summary and analysis:

1. New Dwelling Permit Data (residential development)<sup>5</sup>
2. Location of Development (LOD) Feature Layer<sup>6</sup>

New Dwelling Permit Data. Each permit submitted to the LUPC is entered into a Microsoft Access database, called the Geographic Oriented Action Tracker (GOAT). Permits that increase the number of new dwellings are marked as “new dwelling = yes” or “new dwelling = no,” and the number of new dwellings proposed is recorded. Approved permits recorded from 2010 to 2024 were downloaded from GOAT and broken into three groups (Table 1).

**Table 1.** New Dwelling Sampling efforts.

| <b>Group</b> | <b>Definition</b>  | <b>Number of Permits</b> |
|--------------|--|--------------------------|
| One          | New Dwelling = No, and the activity description contains the term condo, dwelling, or mobile home.         | 1,996                    |
| Two          | New Dwelling = No, and the activity description does not contain the term condo, dwelling, or mobile home. | 2,544                    |
| Three        | New Dwelling = Yes   | 2,132                    |

A sample of 200 permits was randomly selected from each new dwelling data group, and an error rate of  $\pm 5\%$  or 95% confidence was pre-selected as the goal for validation. Each permit was evaluated to determine if the new dwelling characterization was correctly entered, and corrections were made to the database for any marked incorrectly. If a sample had an error rate of greater than or equal to 5%, a second sample of 500 was evaluated with the same methods.

**Table 3.** Overview of random samples for new dwelling error rate calculations.

| Group                        | Sample Size | Number of Errors | % Error Rate |
|------------------------------|-------------|------------------|--------------|
| One (1 <sup>st</sup> Sample) | 200         | 10               | 5%           |
| One (2 <sup>nd</sup> Sample) | 500         | 13               | 3%           |
| Two                          | 200         | 1                | 0.01%        |
| Three                        | 200         | 5                | 0.03%        |

Once validated, a dataset with the number of new dwellings permitted in each MCD for each year from 2010 to 2024 was downloaded from the GOAT database for summary and analysis.

Location of Development Feature Layer. The location of development rules use proximity to public roads and populated areas that provide services to identify suitable locations for most types of residential subdivisions and commercial activities. The rules designate certain towns, townships, and plantations as rural hubs, and establish criteria for two types of locations based on proximity to rural hubs or other important resources (see Table 4).

**Table 4.** Location of development definitions and criteria.

| Location                   | Description  | Allowed Uses   |
|----------------------------|--|--|
| <b>Rural Hubs</b>          | Towns, townships, and plantations with substantial services.   |  |
| <b>Primary Locations</b>   | <ul style="list-style-type: none"> <li>• <math>\leq 7</math> miles from the boundary of a rural hub town, and <math>\leq 1</math> mile from a public road;</li> <li>• <math>\leq 1</math> mile from a public road in certain townships and plantations; or</li> <li>• The shoreline around management class three lakes</li> </ul> | <ul style="list-style-type: none"> <li>• Residential subdivisions by permit if not on a waterbody and <math>&lt; 1/2</math> mile from a public road</li> <li>• Rezoning for residential subdivision, provided services and legal access for the lot owner can be provided (certain high-value lakes excluded)</li> <li>• Rezoning for most businesses</li> </ul> |
| <b>Secondary Locations</b> | <ul style="list-style-type: none"> <li>• <math>\leq 3</math> miles from a public road in towns, townships, or plantations that share a border with certain towns (Rural Hub towns are shown outlined in purple on the map).</li> </ul>   | <ul style="list-style-type: none"> <li>• Rezoning for residential subdivision, provided services and legal access for lot owners can be provided (certain high-value lakes excluded)</li> </ul>  |

Several locations were removed or excluded from primary or secondary locations, including those that were not eligible because they were subject to a separate regional prospective zoning plan and others that the Commission removed pursuant to the Location of Development rulemaking process. Similarly, several MCDs were included in primary locations (see Table 5).

**Table 5.** Areas excluded and included from primary and secondary locations.

| <b>Additional Areas Included in Primary Locations</b>  |  |
|--|--|
| Benedicta Twp.<br>Blanchard Twp.<br>E Twp.<br>East Moxie Twp.<br>Greenfield Twp.<br>Kingman Twp.<br>Madrid Twp.  | Marion Twp.<br>Moxie Gore Twp.<br>Oxbow North Twp.<br>Prentiss Twp.<br>Silver Ridge Twp.<br>9 R5 Wels<br>T9 SD BPP   |
| <b>Areas Not Eligible (Rangeley Region Prospective Zoning Plan)</b>  |  |
| Adamstown Twp.<br>Dallas Plt.<br>Lincoln Plt.<br>Magalloway Twp.<br>Rangeley Plt.  | Richardson Twp.<br>Sandy River Plt.<br>Township C<br>Township D<br>Township E  |
| <b>Areas Removed or Excluded from Primary Locations</b>  |  |
| <p><i>Aroostook County</i><br/>North Yarmouth Academy Grant Twp.<br/>T1 R5 WELS<br/>T3 R3 WELS<br/>Upper Molunkus Twp.</p> <p><i>Franklin County</i><br/>Mount Abram Twp.<br/>Redington Twp.</p> <p><i>Hancock County</i><br/>T7 SD BPP</p> <p><i>Oxford County</i><br/>Andover West Surplus Twp.</p> <p><i>Penobscot County</i><br/>Argyle Twp.<br/>T1 R5 WELS<br/>T3 R7 WELS<br/>T4 R7 WELS</p> <p><i>Piscataquis County</i><br/>Big Moose Twp.<br/>Bowdoin College Grant West Twp.<br/>Elliottsville Twp.<br/>Lily Bay Twp.</p> | <p><i>Somerset County</i><br/>Carrying Place Town Twp.<br/>Dead River Twp.<br/>Johnson Mountain Twp.<br/>Highland Plt.<br/>Lexington Twp.<br/>Long Pond Twp.<br/>Misery Twp.<br/>Misery Gore Twp.<br/>Pierce Pond Twp.<br/>Rockwood Strip T2 R1 NBKP<br/>Sandwich Academy Grant Twp.<br/>Sapling Twp.<br/>Taunton &amp; Raynham Academy Grant<br/>T3 R4 BKP WKR</p> <p><i>MC3 Lakes</i><br/>Portions of Brassua Lake, Brassua Twp.<br/>Rockwood Strip T2 R1 NBKP<br/>Sandwich Academy Grant Twp.<br/>Indian Pond, Big Moose Twp.<br/>Chase Stream Twp.<br/>Indian Stream Twp.<br/>Sapling Twp.<br/>Portion of Long Pond, Long Pond Twp</p> |

**Data Analysis**

Identify MCDs Near Roads. The public roads feature layer and the Maine Towns feature layer were used to identify MCDs with 10% or more of their land area within 1 mile of a public road.

A 1-mile buffer layer was created from the public roads layer, and the summarize within tool was used to calculate the buffer acreage within each MCD. MCD's with 10% or more land area overlapping with a buffer were identified as "Criteria = Yes" (near public roads), and MCDs with less than 10% of land area overlapping with a buffer were identified as "Criteria=No" (not near public roads). The number of permitted new dwellings was summarized for Yes and No MCDs.

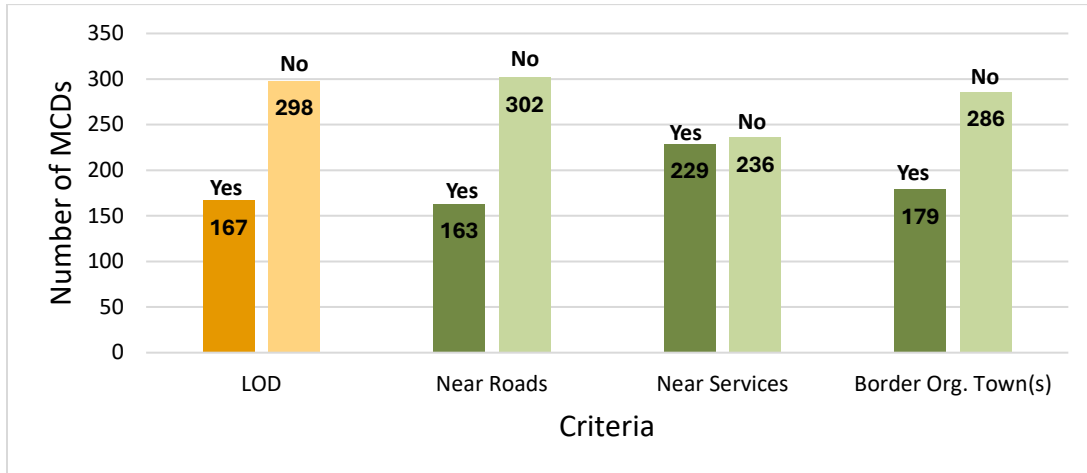
Identify MCDs that Border Organized towns. MCDs in the Maine Towns and Townships feature layer sharing a border with organized towns were designated as "Criteria=Yes" (bordering organized towns), and MCDs not sharing a border were designated as "Criteria=No" (not bordering organized towns). The number of permitted new dwellings was summarized for Yes and No MCDs.

Identify MCDs Near Service Centers. A field for Service Center Designation was added to the Maine Towns and Townships feature layer, and a 12-mile buffer layer was created around service centers bordering the Commission's service area. MCDs intersecting with the buffer layer were designated as "Criteria=Yes" (near a service center), and MCDs not intersecting with the buffer layer were designated as "Criteria=No" (not near a service center). The number of permitted new dwellings was summarized for Yes and No MCDs.

Identify MCDs Meeting LOD Criteria. MCDs in the Maine Towns and Townships feature layer were designated as "Criteria = Yes" (areas potentially suitable for development zoning) if they bordered a rural hub or contained primary or secondary locations (see Table 5 above). Some areas that were excluded or removed from eligibility for primary and secondary locations met LOD criteria because they bordered a rural hub. MCDs not meeting LOD criteria were designated as "Criteria = No" (areas potentially less suitable for development zoning). The number of permitted new dwellings was summarized for Yes and No MCDs.

### **Summary of MCD Criteria**

The number of MCDs meeting criteria (Yes) was lower than the number of MCDs not meeting criteria (No) for all summary methods (see Figure 1). The number of Yes and No MCDs was very similar for LOD and Near Roads analyses, both of which include a 1-mile buffer as a criterion for analyses.



**Figure 1.** Summary of the number of MCDs meeting and not meeting criteria.

Of the MCDs meeting criteria (Yes) for the LOD and Near Roads analyses, 111 MCDs are identical (LOD: 111 of 167, Near Roads: 111 of 163), and there are 56 and 52 LOD and Near Roads MCDs, respectively, that are unique to each analysis method. Of the MCDs not meeting criteria (No) for the LOD and Near Roads analyses, there are 246 that are identical (LOD: 246 of 298, Near Roads: 246 of 302), and there are 52 and 56 LOD and Near Roads MCDs, respectively, that are unique to each analysis method.

## References

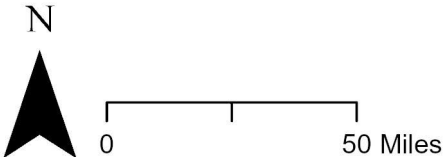
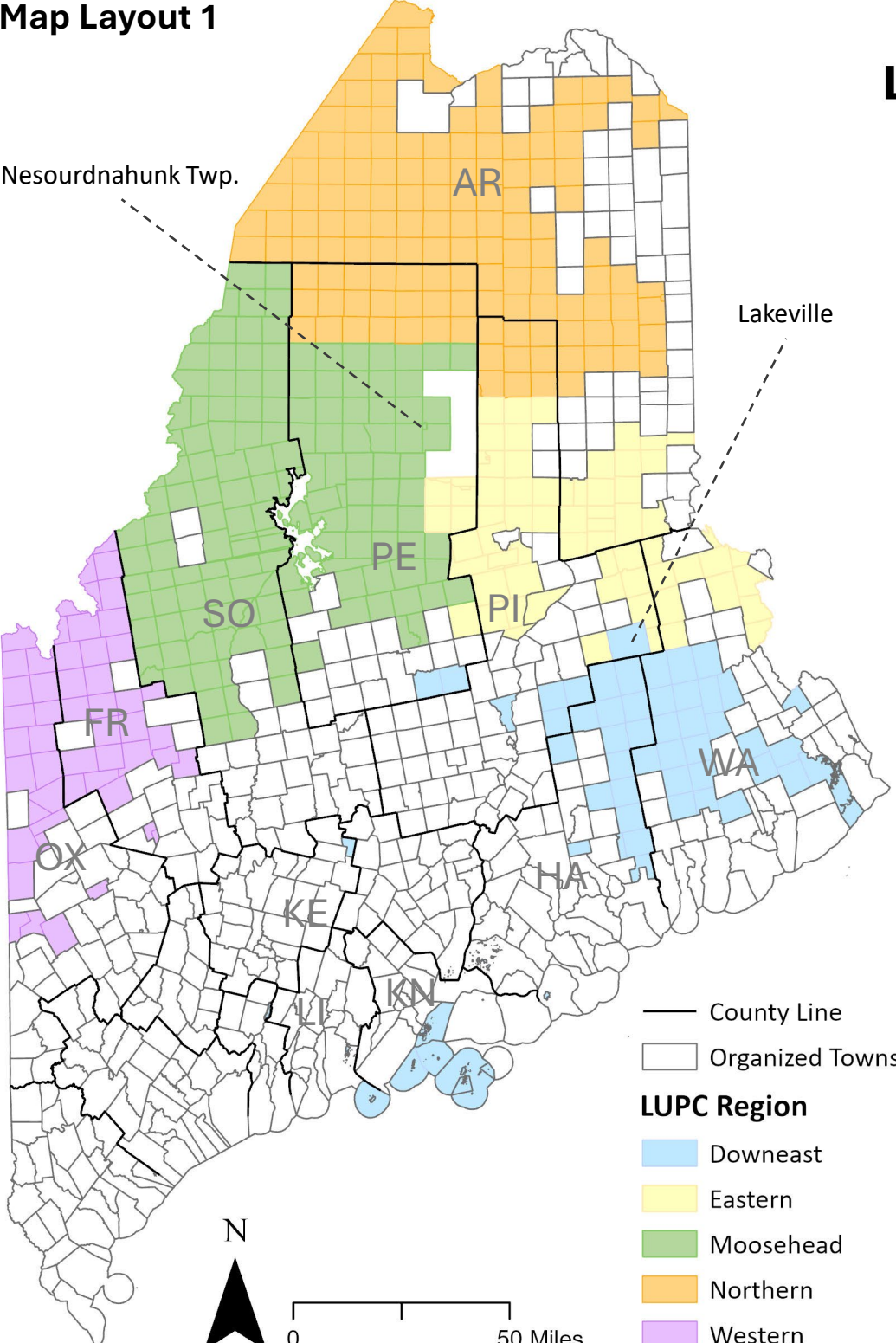
1. MEGIS. (2024). Maine Town and Townships Boundary Polygons Feature Layer. State of Maine. Retrieved from <https://maine.hub.arcgis.com/datasets/maine::maine-town-and-townships-boundary-polygons-feature-1/about>
2. Maine Department of Administrative and Financial Services. (2024). Census Information. State of Maine. Retrieved from <https://www.maine.gov/dafs/economist/census-information>
3. Maine Department of Transportation. (2005). MaineDOT Public Roads. State of Maine. Retrieved from <https://www.arcgis.com/home/item.html?id=1a3a6436cc054eb3947d8cb36b039daa>
4. Municipal Planning Assistance Program. (2025). Maine's Service Centers. Maine Office of Community Affairs. Retrieved from [https://www.maine.gov/moca/programs/municipal-planning-assistance-program/service\\_centers](https://www.maine.gov/moca/programs/municipal-planning-assistance-program/service_centers)
5. Maine Land Use Planning Commission. (2026). New Dwelling Permit Data. State of Maine. Available from [https://www.maine.gov/dacf/lupc/plans\\_maps\\_data/clup/clup2025docs/NewDwellings\\_PostReview\\_ByMCD\\_2010-2024.xlsx](https://www.maine.gov/dacf/lupc/plans_maps_data/clup/clup2025docs/NewDwellings_PostReview_ByMCD_2010-2024.xlsx)
6. Maine Land Use Planning Commission. 2026. Location of Development. State of Maine. Available from <https://maine.maps.arcgis.com/home/item.html?id=057db727c8254661a89f16520d67e44a#overview>

**ATTACHMENT B**  
**SUPPORTING MAP LAYOUTS**

# Map Layout 1

Nesourdnahunk Twp.

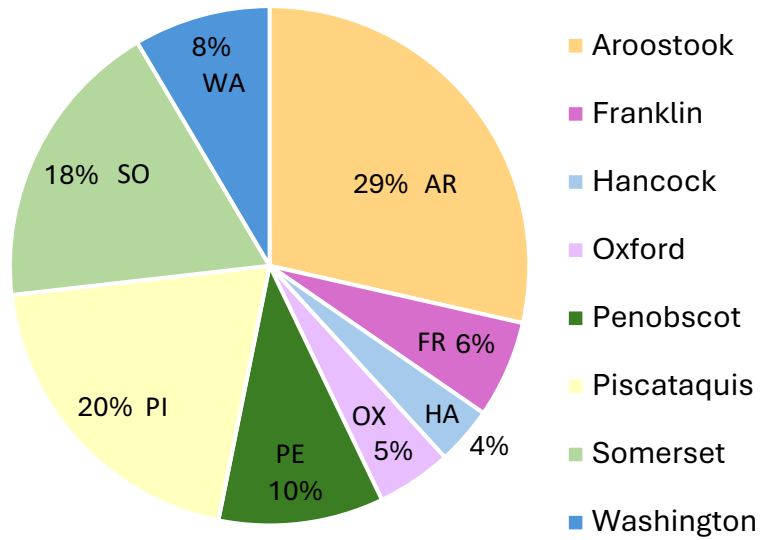
Lakeville



- County Line
- Organized Towns
- LUPC Region**
- Downeast
- Eastern
- Moosehead
- Northern
- Western

# Land Use Planning Commission Service Area

Percent Land Area by County\*



\*Kennebec (KE), Knox (KN), Lincoln (LI), and Waldo (WA) Counties each contain minimal land area.

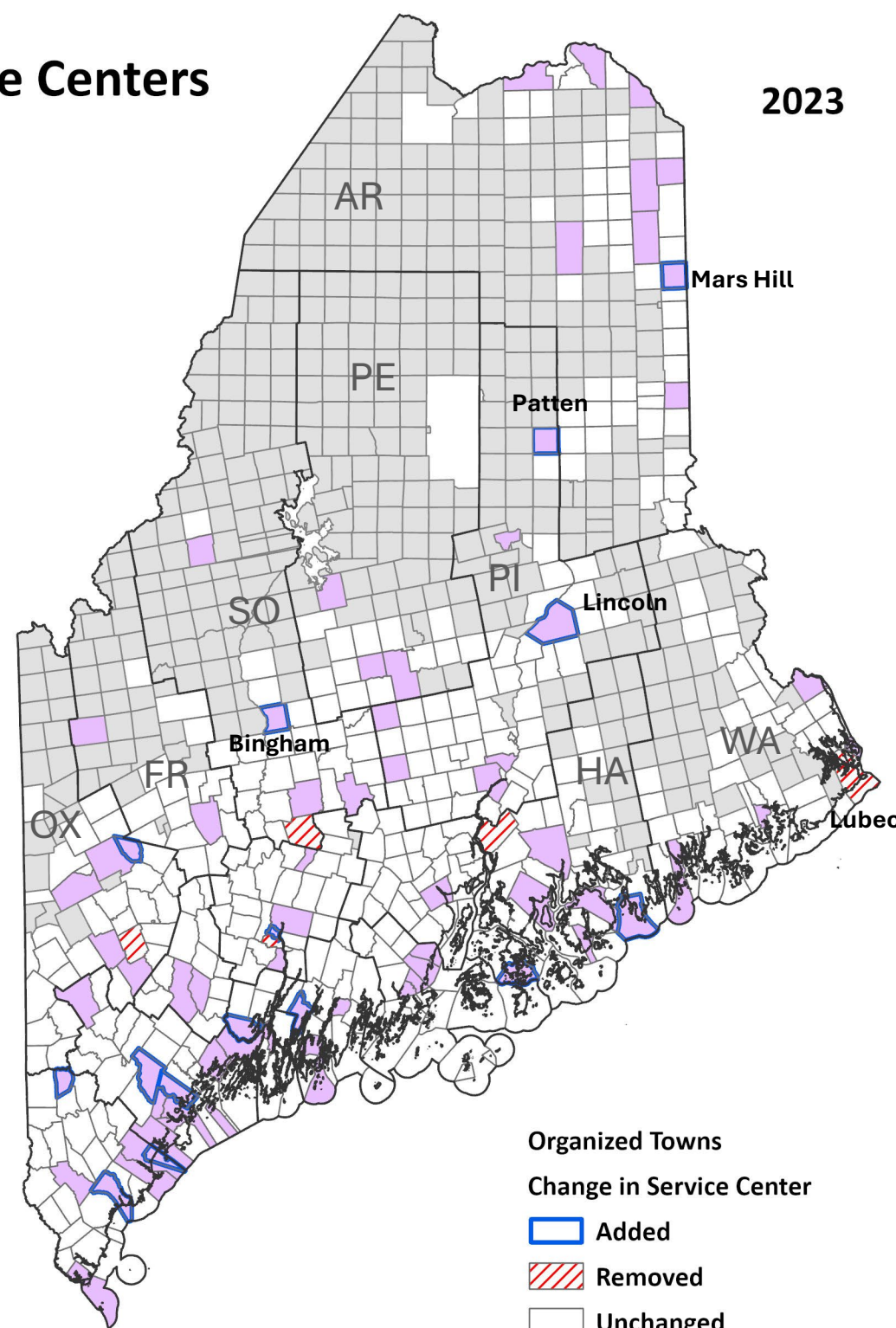
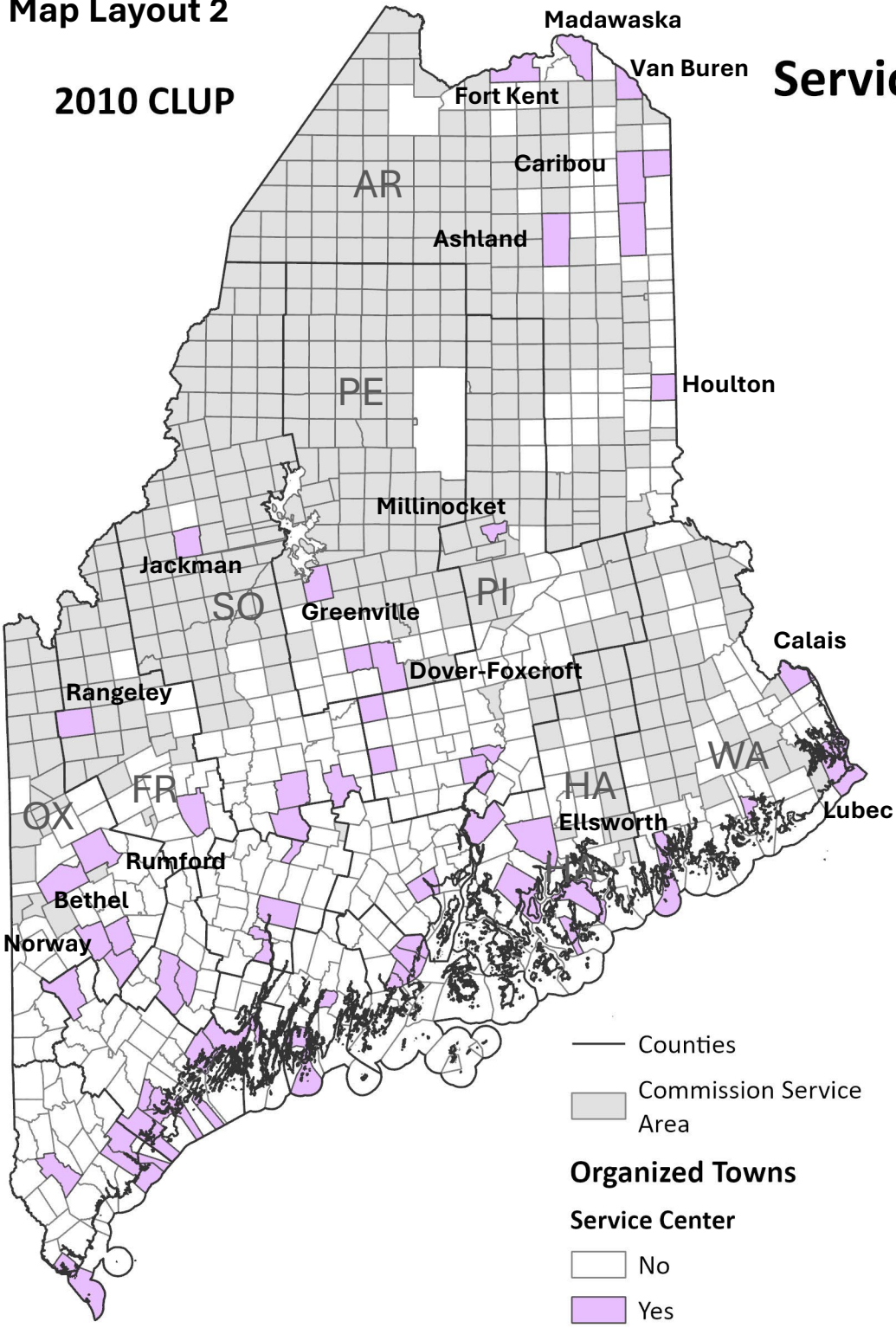
| Acres                          |               |
|--------------------------------|---------------|
| <b>Total Land Area</b>         | 10,292,172.00 |
| <b>Average Land Area</b>       | 22,133.70     |
| <b>Standard Deviation</b>      | 7,107.54      |
| <b>Max (Lakeville)</b>         | 42,075.68     |
| <b>Min (Nesourdnahunk Twp)</b> | 42.35         |

**Map Layout 2**

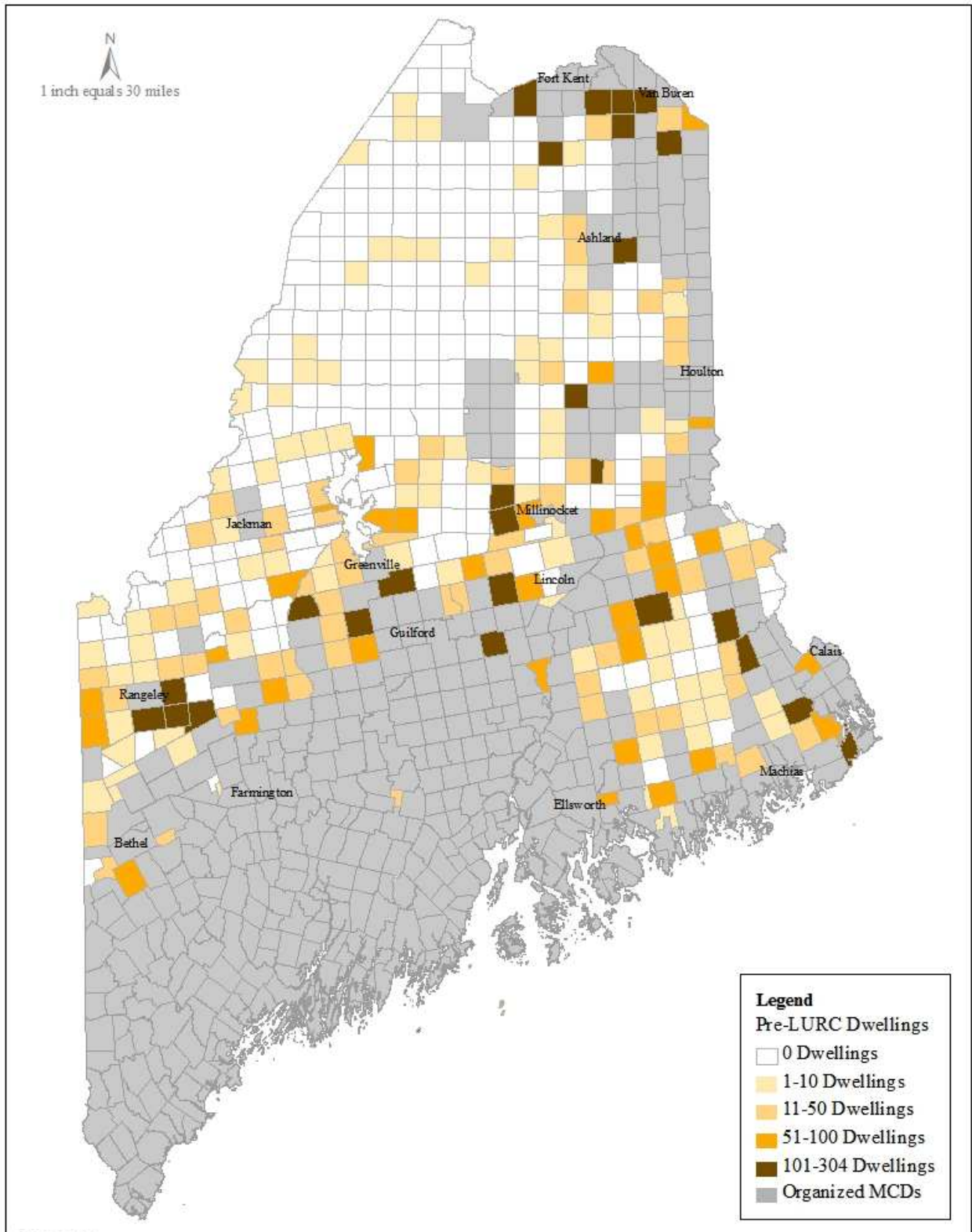
**2010 CLUP**

**Service Centers**

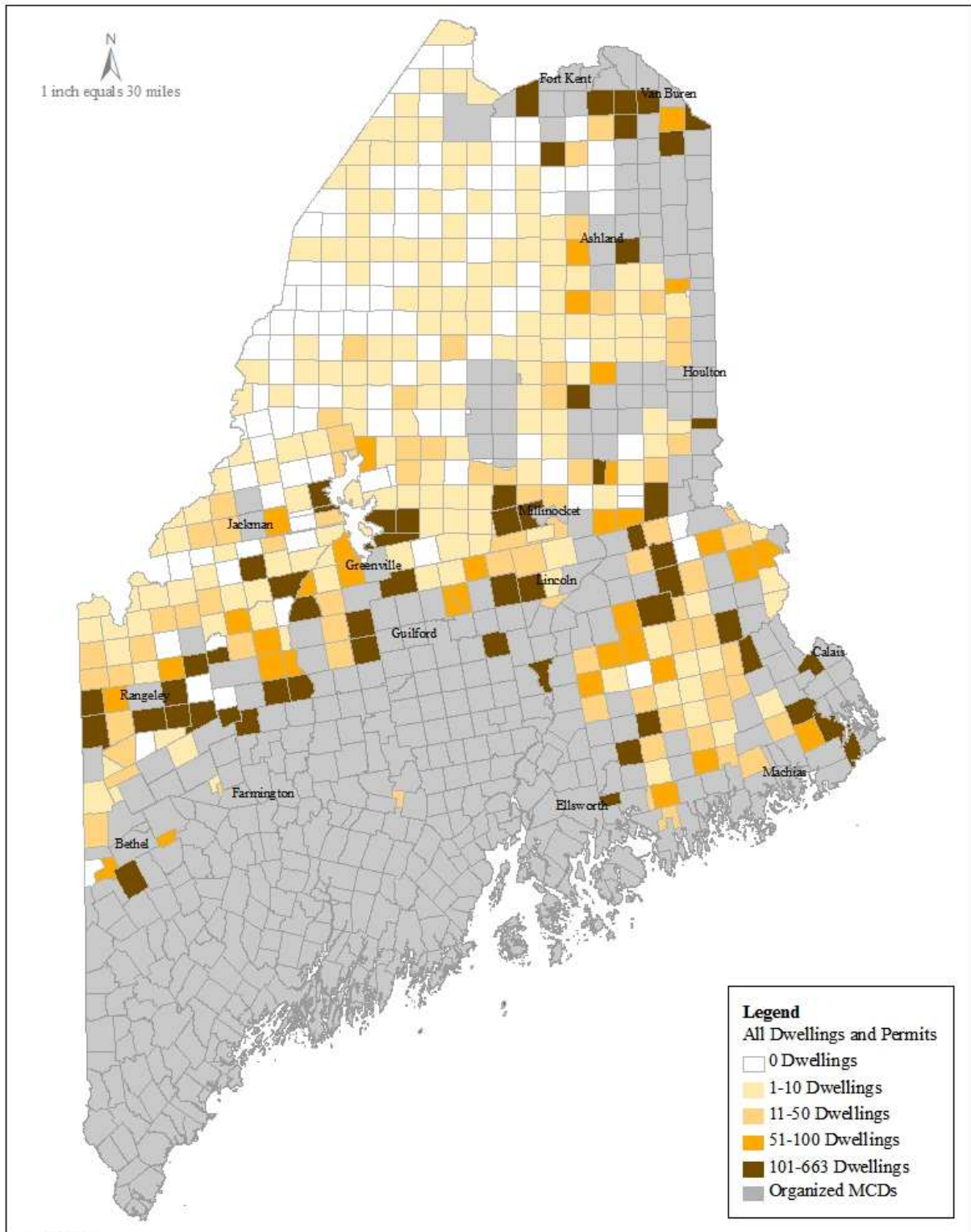
**2023**



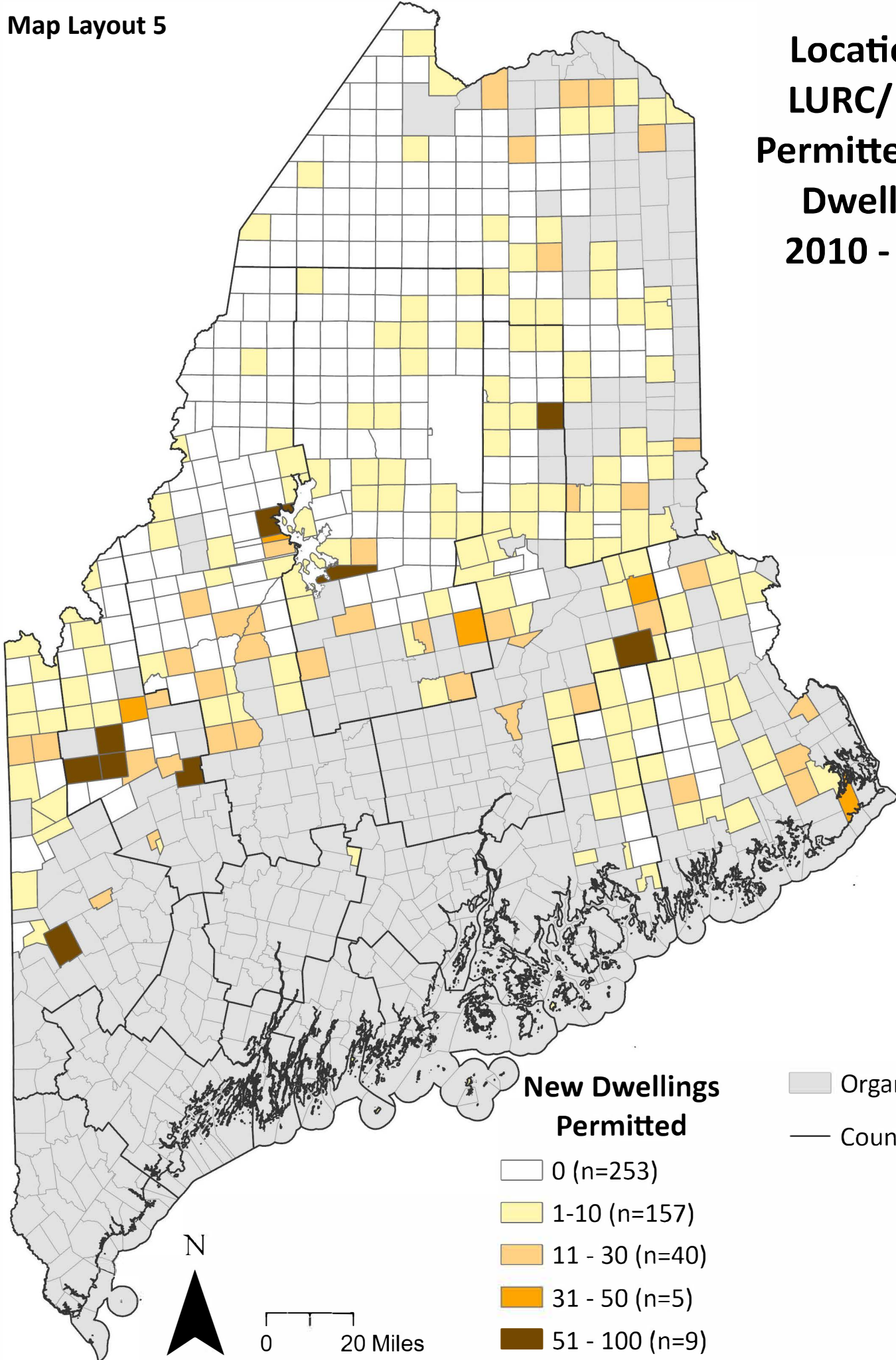
### Map Layout 3



### Map Layout 4



# Location of LURC/LUPC Permitted New Dwellings 2010 - 2024

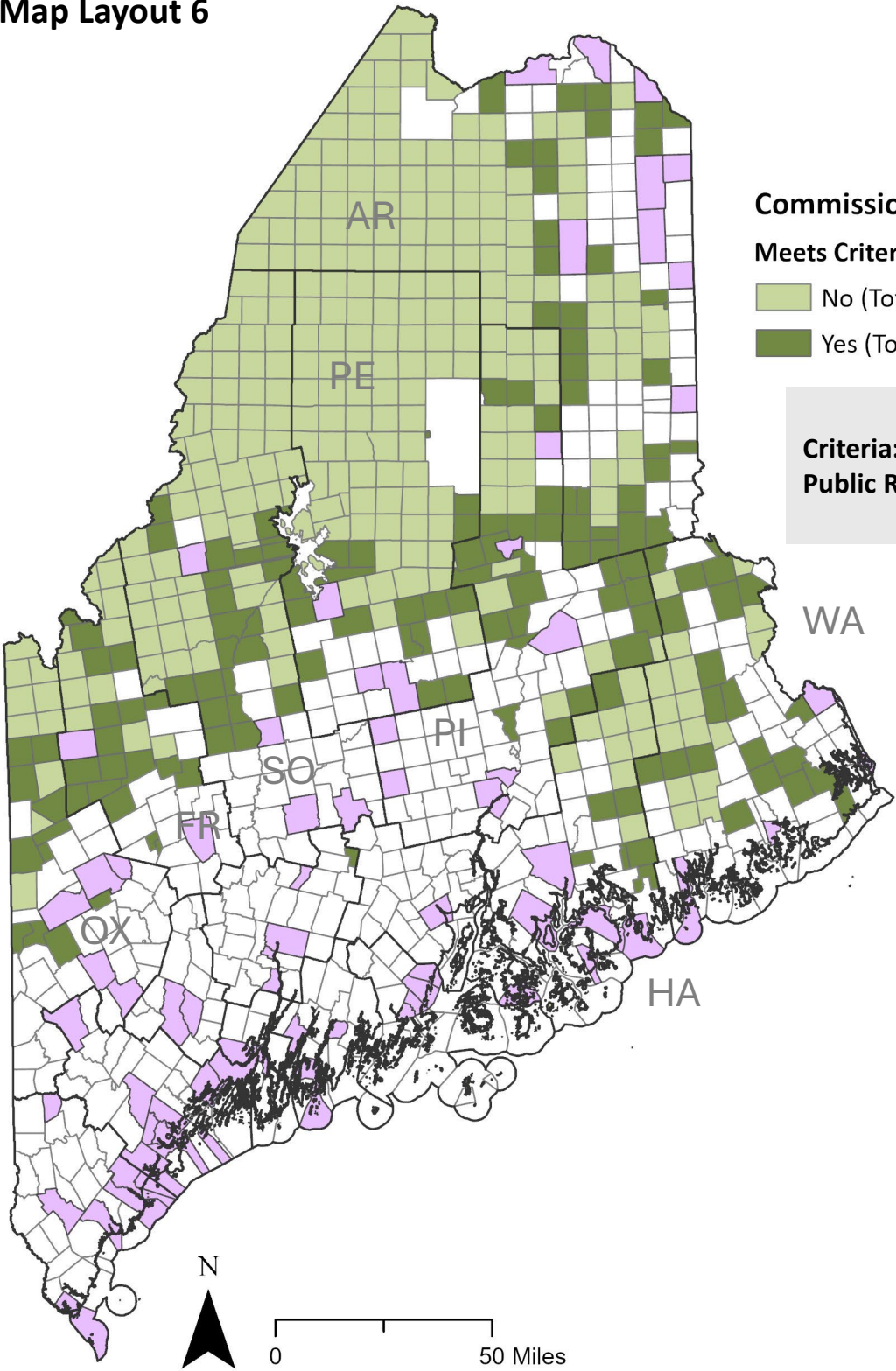


## New Dwellings Permitted

- 0 (n=253)
- 1-10 (n=157)
- 11 - 30 (n=40)
- 31 - 50 (n=5)
- 51 - 100 (n=9)

- Organized Towns
- Counties

# Minor Civil Divisions (MCDs) Near Public Roads (2026)



**Commission Service Area**

**Meets Criteria**

- No (Total = 302)
- Yes (Total = 163)

**Counties**

— Counties

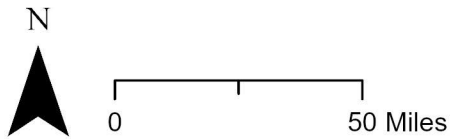
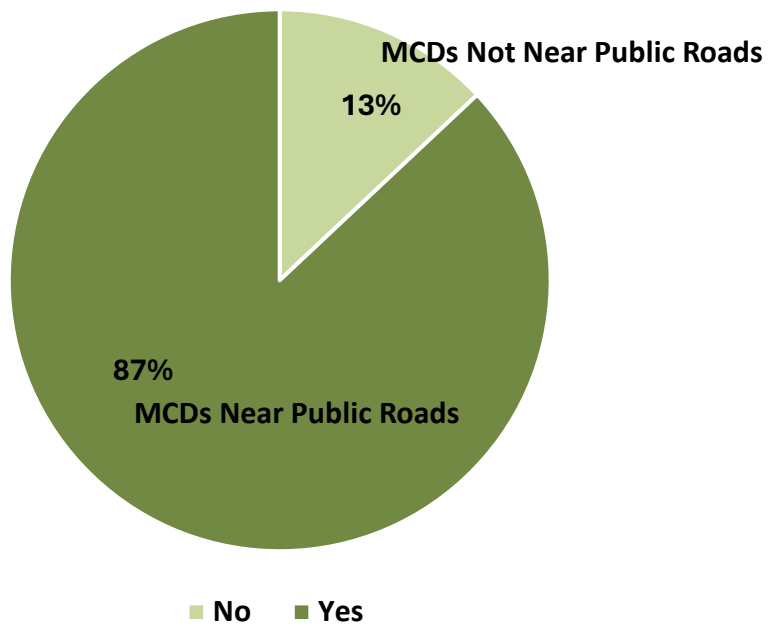
**Organized Towns**

**Service Center**

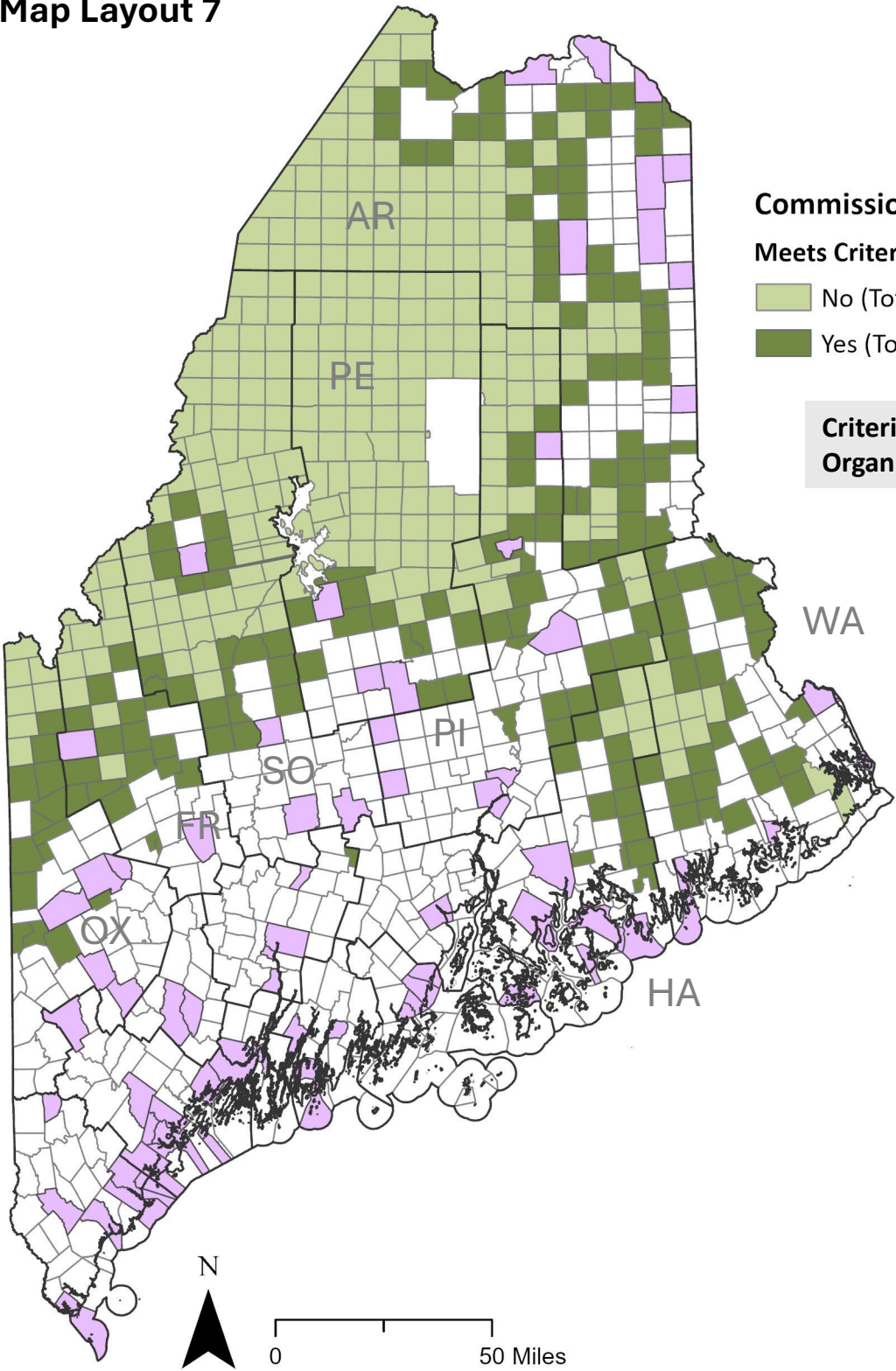
- No
- Yes

**Criteria: Near Public Road** MCDs in the Commission's service area where 10% or more of the land area is within 1 mile of a public road. Public roads include all state, federal, municipal, or county owned or maintained roads.

## Percent of Permitted New Dwellings in MCD's Near Public Roads



# Minor Civil Divisions (MCDs) Borders Organized Towns (2026)



**Commission Service Area**  
**Meets Criteria**

- No (Total = 286)
- Yes (Total = 179)

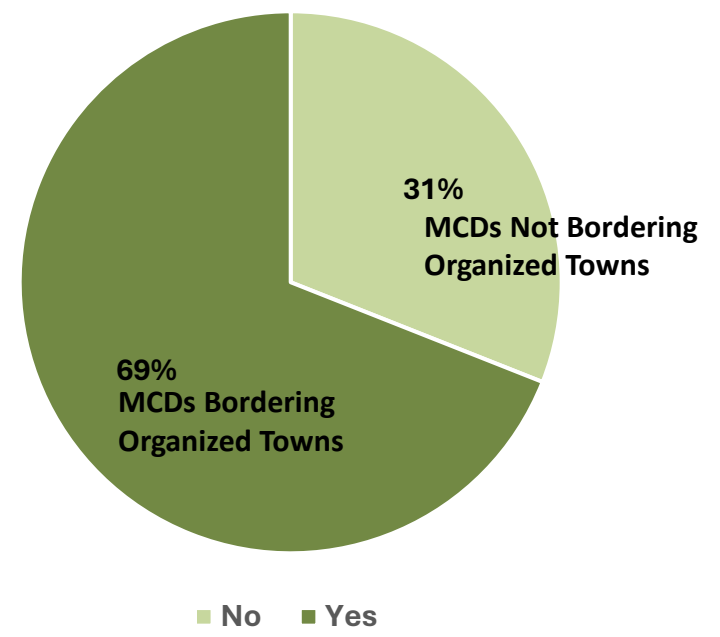
**Counties**  
— Counties

**Organized Towns**  
**Service Center**

- No
- Yes

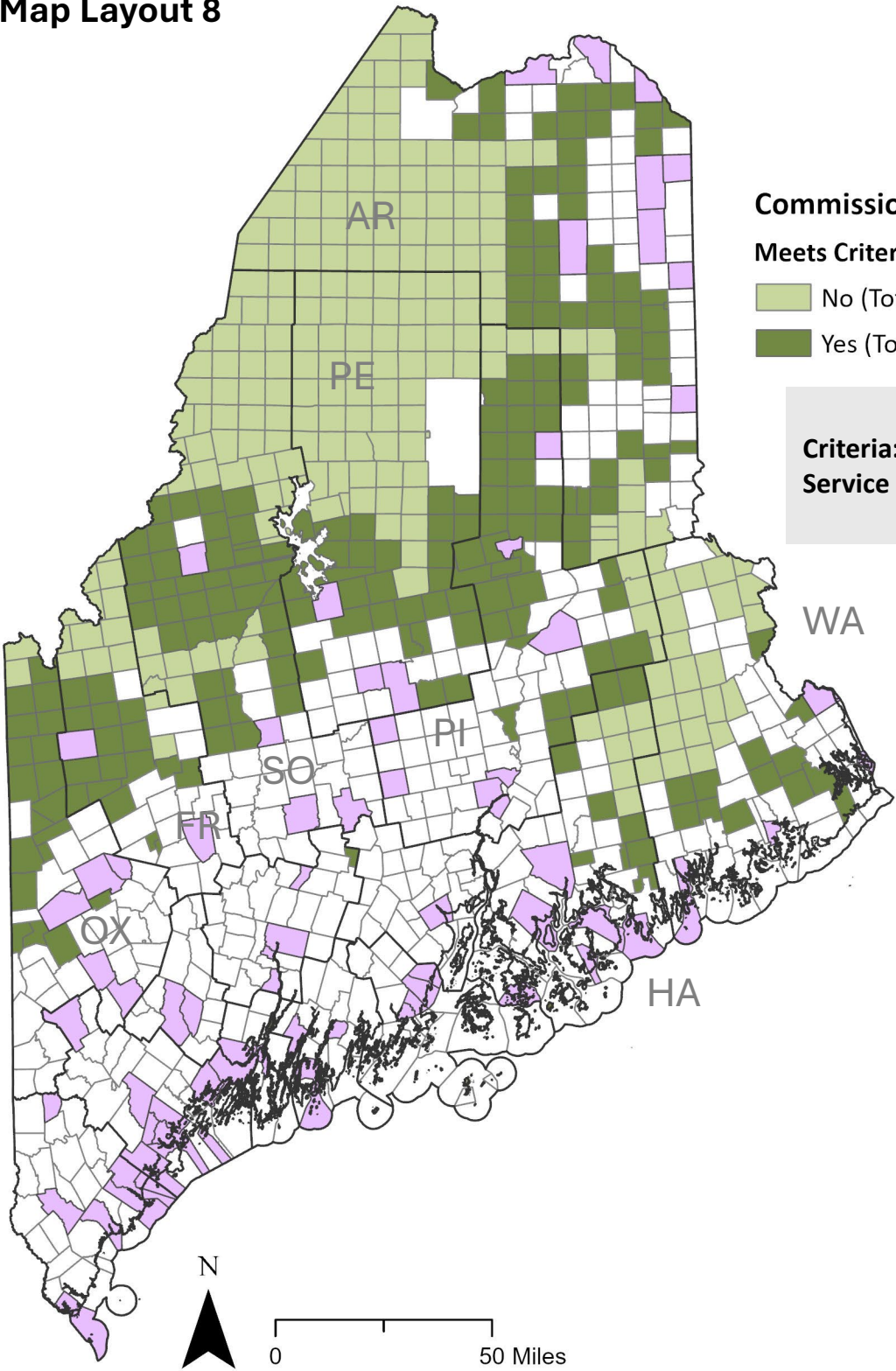
**Criteria: Borders Organized Town** MCDs in the Commission's service area that share a border with an organized town.

**Percent of Permitted New Dwellings in MCD's  
Bordering Organized Towns**



No  Yes

# Minor Civil Divisions (MCDs) Near Service Centers (2026)



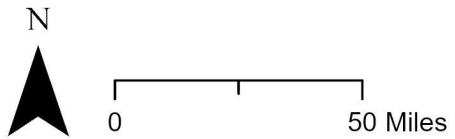
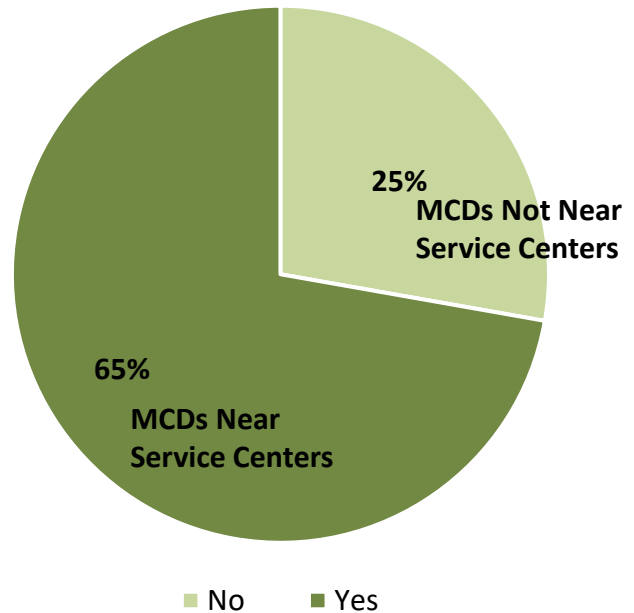
**Commission Service Area**  
**Meets Criteria**  
 No (Total = 236)  
 Yes (Total = 229)

**Counties**  
 — Counties

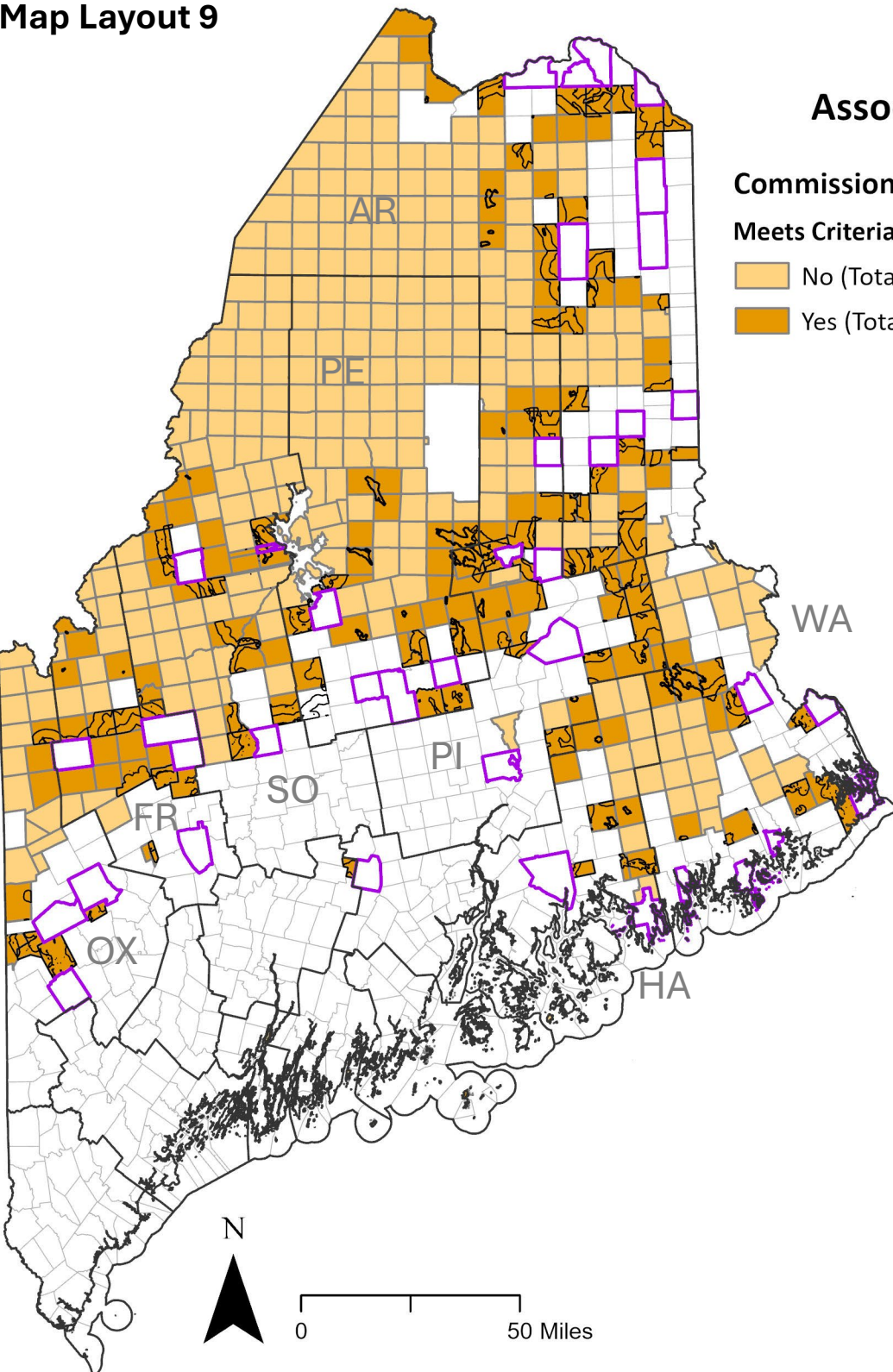
**Organized Towns**  
**Service Center**  
 No  
 Yes

**Criteria: Near Service Center**  
 MCDs in the Commission’s service area where any portion of the MCD is within 12 miles by public road from the edge of the service center, or where approximately 10% or more of the MCD is within 1 mile of such routes.

**Percent of Permitted New Dwellings  
in MCD’s Near Service Centers**



# Minor Civil Divisions (MCDs) Associated with Location of Development Data (2026)



**Commission's Service Area Meets Criteria**

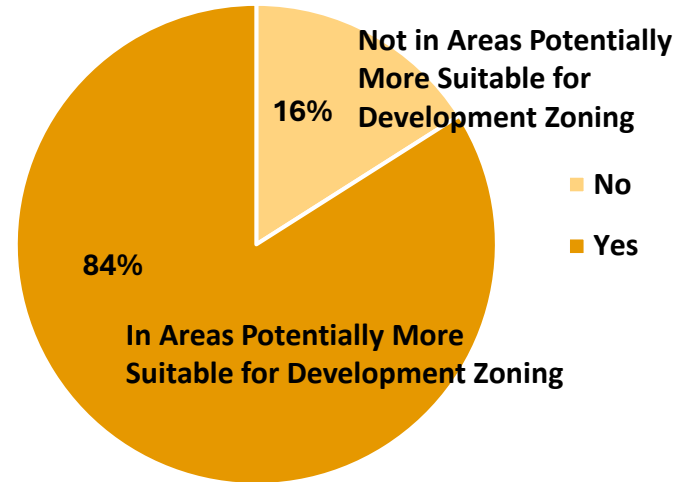
- No (Total = 298)
- Yes (Total = 167)

**Location of Development Location of Development Type**

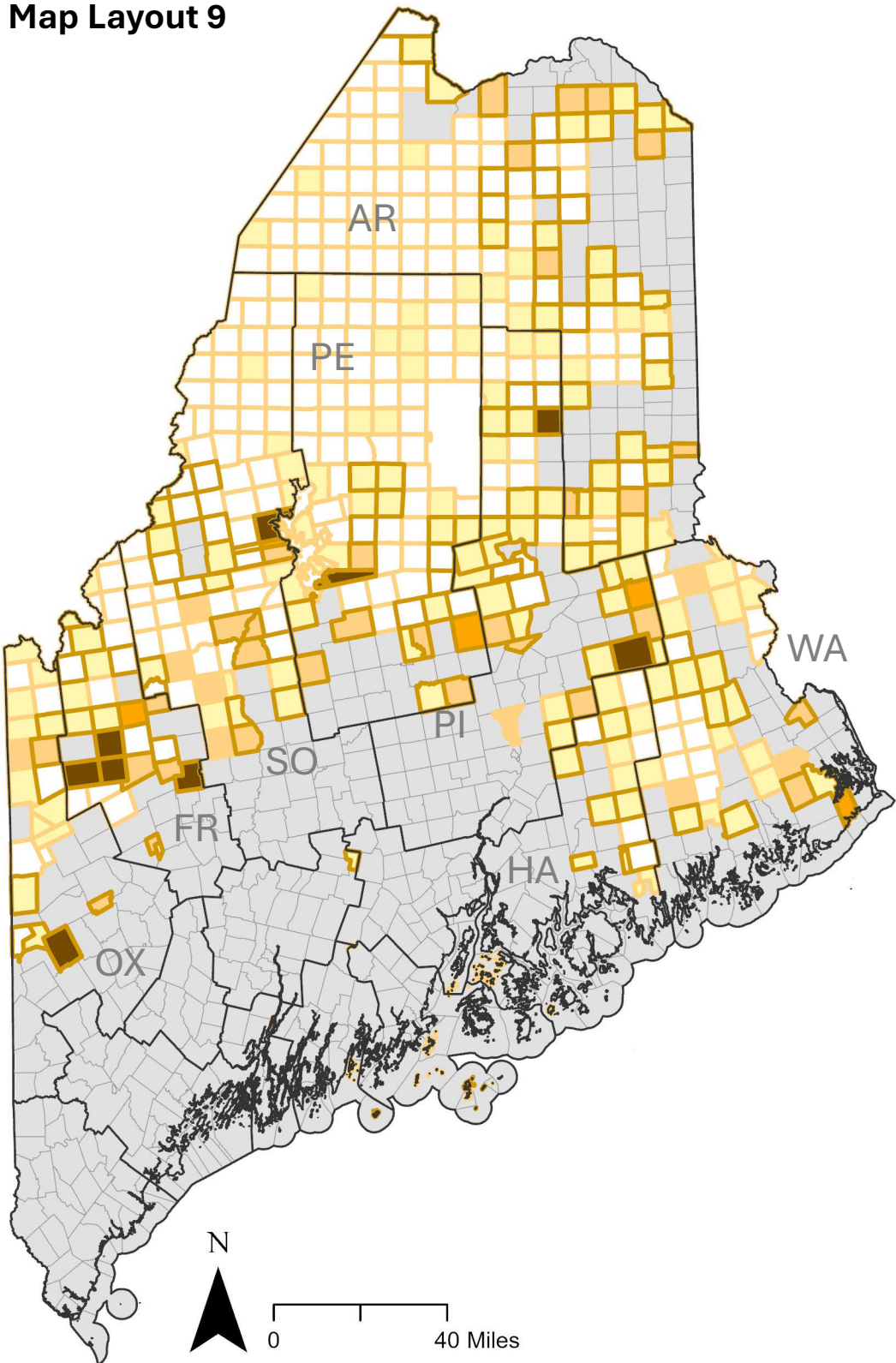
- Organized Towns
- Primary/Secondary
- Rural Hub
- Counties

- LOD Criteria** MCD borders a Rural Hub or contains Primary or Secondary Locations.
- Rural Hub** Towns, townships, and plantations with substantial services
- Primary Location**
  - $\leq 7$  miles from the boundary of a rural hub town, and  $\leq 1$  mile of a public road;
  - $\leq 1$  mile from a public road in certain townships and plantations; or
  - The shoreline around management class three lakes
- Secondary Location**
  - $\leq 3$  miles from a public road in towns, townships, or plantations that share a border with certain towns

**Percent of Permitted New Dwellings in MCD's Meeting LOD Criteria**



# Location of LURC/LUPC Permitted New Dwellings 2010 - 2024



**Meets LOD Criteria**

- No
- Yes

— Counties

Organized Towns

**New Dwellings Permitted**

- 0 (Total = 253)
- 1-10 (Total = 157)
- 11 - 30 (Total = 40)
- 31 - 50 (Total = 5)
- 51 - 100 (Total = 9)

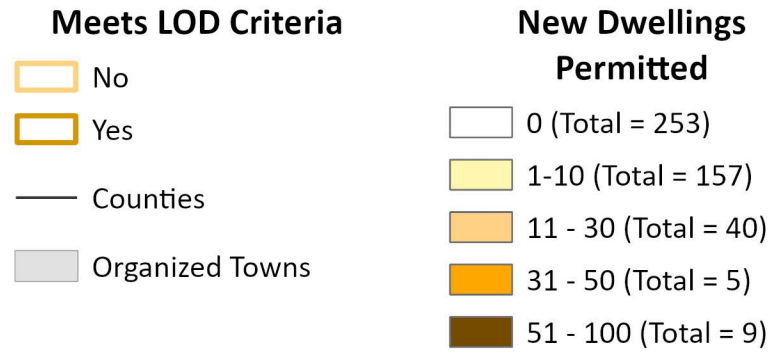
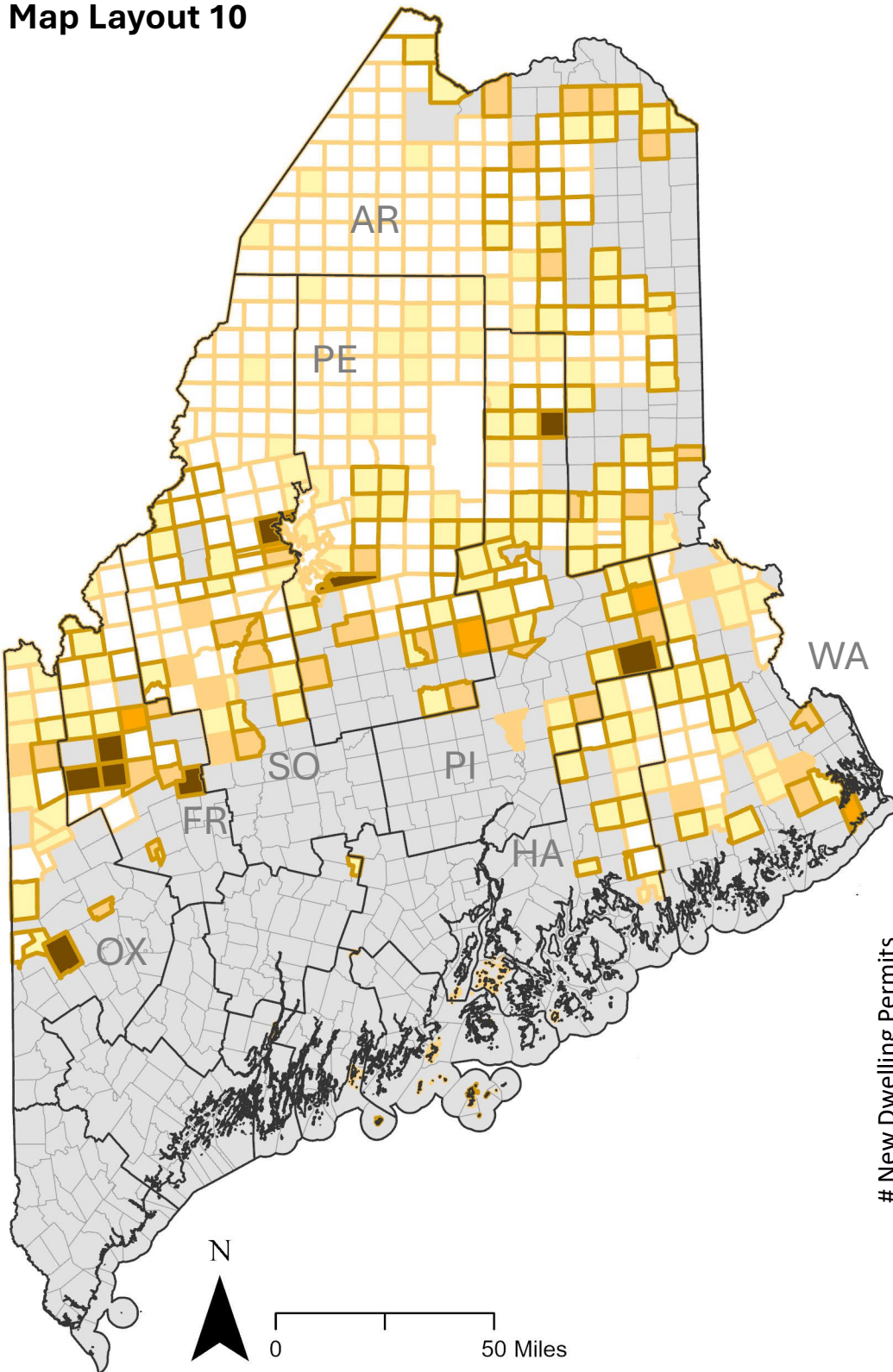
n=total

|                         | LOD = No                   | LOD = Yes              | Total                  |
|-------------------------|----------------------------|------------------------|------------------------|
| <b>Number of MCDs</b>   | 298                        | 167                    | 465                    |
| <b>Total ND Permits</b> | 350                        | 1781                   | 2131                   |
| <b>Maximum</b>          | Carrying Place Twp<br>(25) | Rangeley Plt.<br>(100) | Rangeley Plt.<br>(100) |
| <b>Average</b>          | 1                          | 11                     | 5                      |
| <b>Std Deviation</b>    | 3                          | 18                     | 12                     |
| <b>Zero ND Permits</b>  | 214                        | 40                     | 254                    |

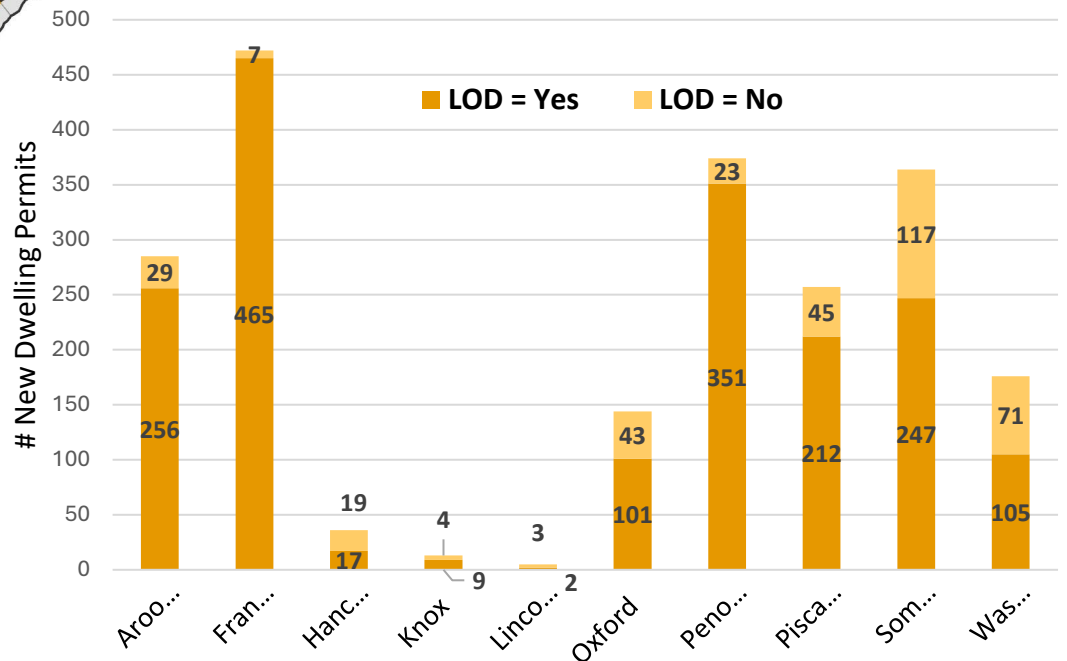


**Map Layout 10**

**Location of LURC/LUPC  
Permitted New Dwellings 2010 - 2024**

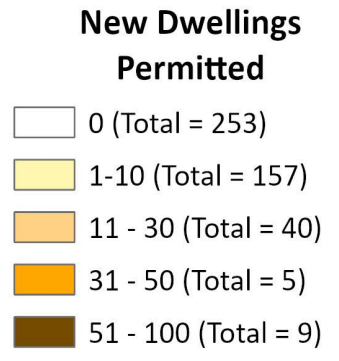
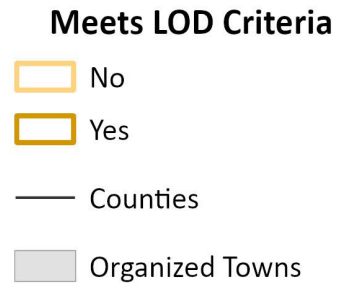
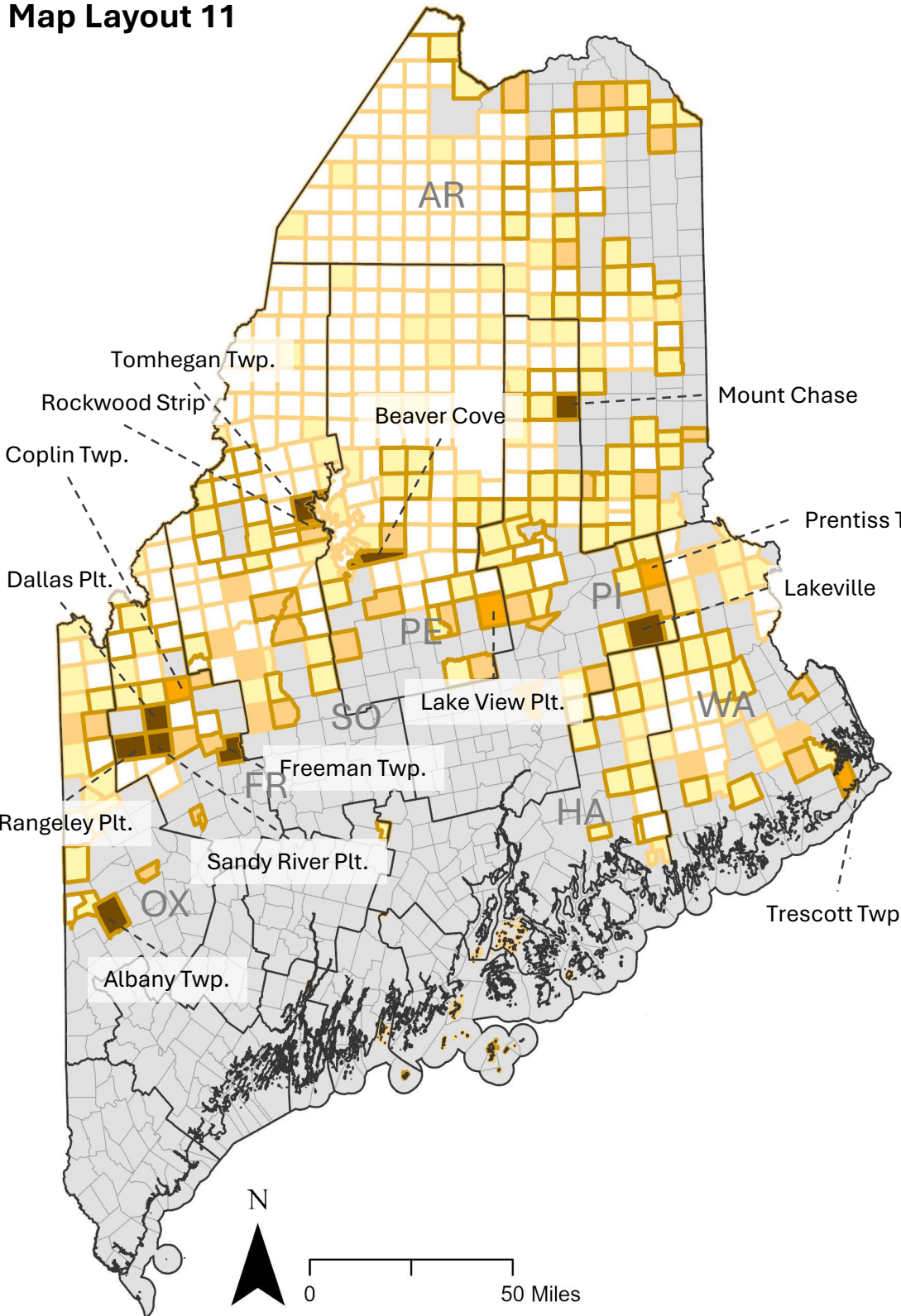


|                    | Number of MCDs |           |       | Number of ND Permits |           |       |
|--------------------|----------------|-----------|-------|----------------------|-----------|-------|
|                    | LOD = No       | LOD = Yes | Total | LOD = No             | LOD = Yes | Total |
| <b>Hancock</b>     | 9              | 8         | 17    | 19                   | 17        | 36    |
| <b>Oxford</b>      | 13             | 8         | 21    | 43                   | 101       | 144   |
| <b>Washington</b>  | 26             | 12        | 38    | 71                   | 105       | 176   |
| <b>Piscataquis</b> | 69             | 22        | 91    | 45                   | 212       | 257   |
| <b>Aroostook</b>   | 82             | 42        | 124   | 29                   | 256       | 285   |
| <b>Somerset</b>    | 65             | 24        | 89    | 117                  | 247       | 364   |
| <b>Penobscot</b>   | 16             | 29        | 45    | 23                   | 351       | 374   |
| <b>Franklin</b>    | 13             | 16        | 29    | 7                    | 465       | 472   |



# Map Layout 11

## Location of LURC/LUPC Permitted New Dwellings 2010 - 2024

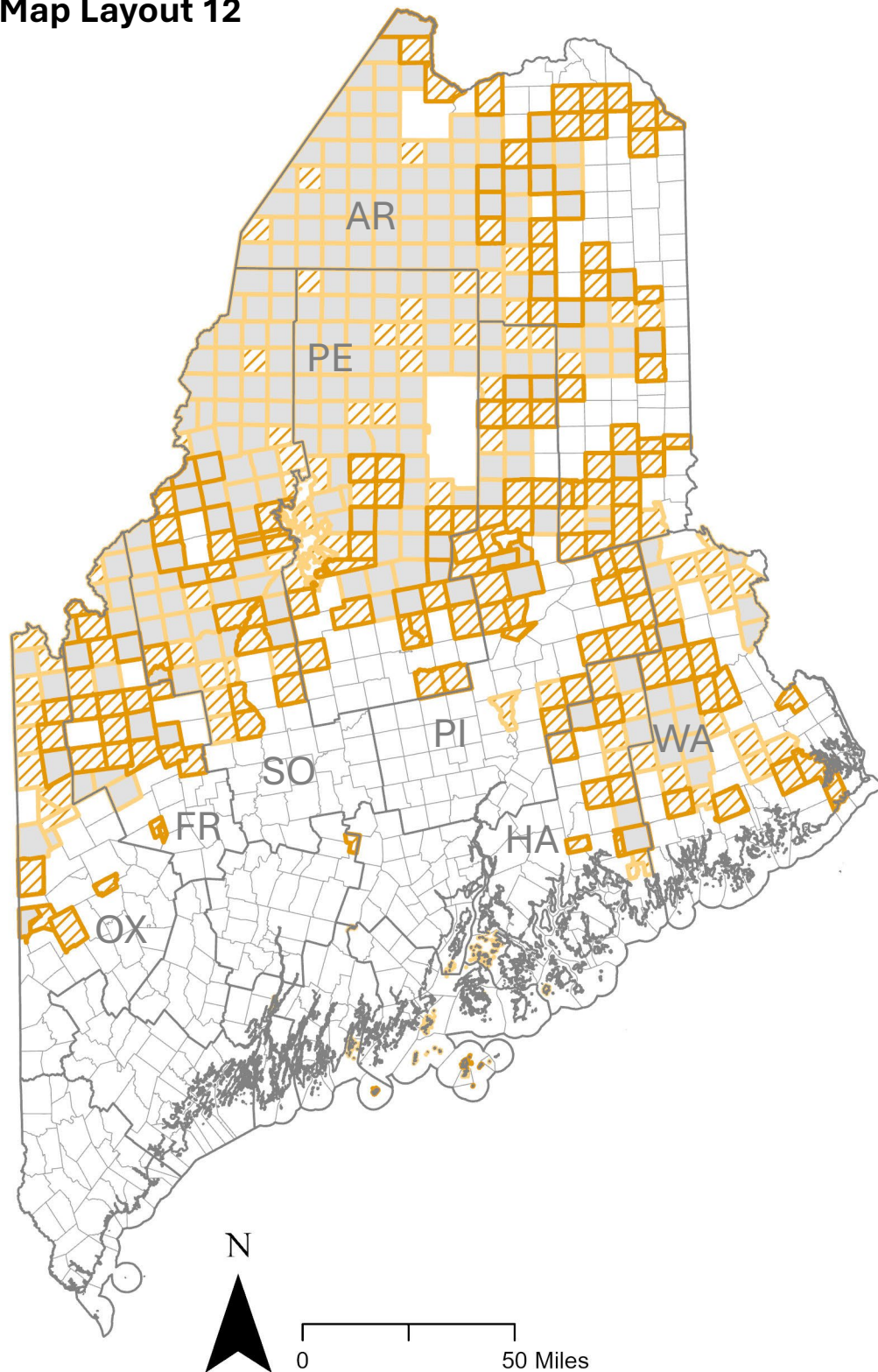


### Fastest Growing MCDs (40% of new dwellings permitted 2010 – 2024)

| Town                      | County      | New Dwellings Permitted |
|---------------------------|-------------|-------------------------|
| Coplin Plt                | Franklin    | 40                      |
| Freeman Twp               | Franklin    | 54                      |
| Dallas Plt                | Franklin    | 89                      |
| Sandy River Plt           | Franklin    | 98                      |
| Rangeley Plt              | Franklin    | 100                     |
| Albany Twp                | Oxford      | 62                      |
| Prentiss Twp T7 R3 NBPP   | Penobscot   | 44                      |
| Mount Chase               | Penobscot   | 68                      |
| Lakeville                 | Penobscot   | 77                      |
| Lake View Plt             | Piscataquis | 33                      |
| Beaver Cove               | Piscataquis | 57                      |
| Rockwood Strip T1 R1 NBKP | Somerset    | 31                      |
| Tomhegan Twp              | Somerset    | 84                      |
| Trescott Twp              | Washington  | 33                      |

# Map Layout 12

## Location of Development MCD's with Zero New Dwelling Permits 2010 - 2024



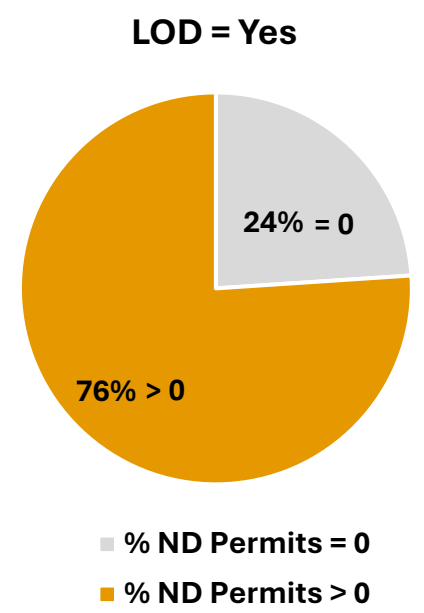
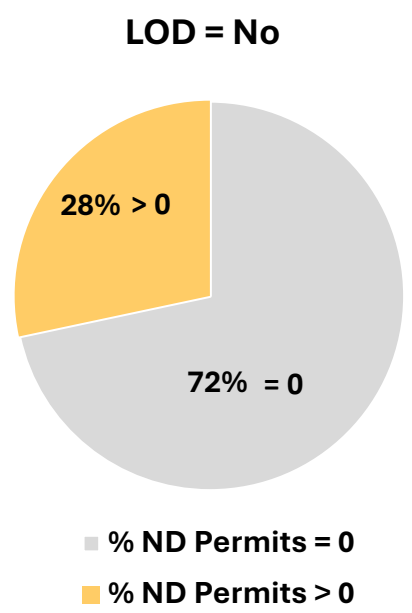
**Meets LOD Criteria**

- No (Light Orange)
- Yes (Dark Orange)
- Organized Towns (White)

**New Dwelling Permits**

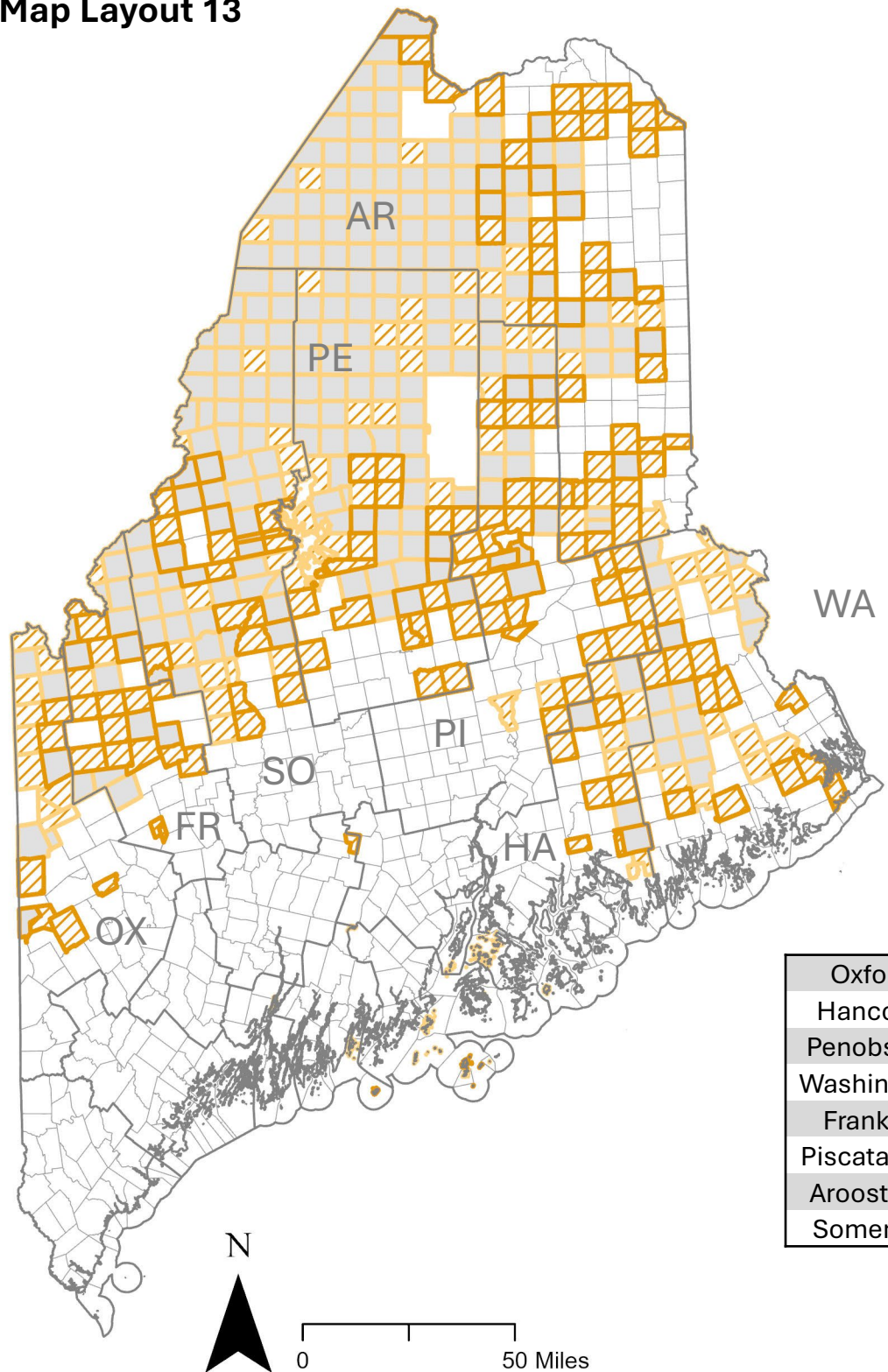
- 0 (Light Gray)
- 1-100 (Hatched Orange)
- Counties (Black Line)

|                         | LOD = No                | LOD = Yes           | Total               |
|-------------------------|-------------------------|---------------------|---------------------|
| <b>Number of MCDs</b>   | 298                     | 167                 | 465                 |
| <b>Total ND Permits</b> | 350                     | 1781                | 2131                |
| <b>Maximum</b>          | Carrying Place Twp (25) | Rangeley Plt. (100) | Rangeley Plt. (100) |
| <b>Average</b>          | 1                       | 11                  | 5                   |
| <b>Std Deviation</b>    | 3                       | 18                  | 12                  |
| <b>Zero ND Permits</b>  | 214                     | 40                  | 254                 |



**Map Layout 13**

**Location of Development MCD's  
with Zero New Dwelling Permits  
2010 - 2024**



**Meets LOD Criteria**

- No
- Yes
- Organized Towns

**New Dwelling Permits**

- 0
- 1-100
- Counties

|             | Number of MCDs in County, by LOD |           |       | MCDs in County with Zero New Dwellings Permitted, by LOD |     |           |     |       |     |
|-------------|----------------------------------|-----------|-------|--|-----|-----------|-----|-------|-----|
|             | LOD = No                         | LOD = Yes | Total | LOD = No   |     | LOD = Yes |     | Total |     |
| Oxford      | 13                               | 8         | 21    | 4  | 31% | 2         | 25% | 6     | 29% |
| Hancock     | 9                                | 8         | 17    | 3  | 33% | 2         | 25% | 5     | 29% |
| Penobscot   | 16                               | 29        | 45    | 10   | 63% | 5         | 17% | 15    | 33% |
| Washington  | 26                               | 12        | 38    | 13   | 50% | 1         | 8%  | 14    | 37% |
| Franklin    | 13                               | 16        | 29    | 10   | 77% | 4         | 25% | 14    | 48% |
| Piscataquis | 69                               | 22        | 91    | 51   | 74% | 6         | 27% | 57    | 63% |
| Aroostook   | 82                               | 42        | 124   | 70   | 85% | 10        | 24% | 80    | 65% |
| Somerset    | 65                               | 24        | 89    | 50   | 77% | 10        | 42% | 60    | 67% |