



STATE OF MAINE
DEPARTMENT OF AGRICULTURE, CONSERVATION & FORESTRY
LAND USE PLANNING COMMISSION
22 STATE HOUSE STATION
AUGUSTA, MAINE 04333-0022

JANET T. MILLS
GOVERNOR

AMANDA E. BEAL
COMMISSIONER

Memorandum

To: LUPC Commissioners
CC: Benjamin Godsoe, Acting Executive Director
From: Stacy Benjamin, Acting Planning Manager; Megan Lamb, Senior Planner; Emily Francis-Lamore, Senior Planner
Date: May 6, 2026
Re: Comprehensive Land Use Plan (CLUP) Update Guiding Principles

At the March 2026 Commission meeting, Commissioners discussed potential guiding principles for the Comprehensive Land Use Plan (CLUP) update process. The feedback shared at that meeting has been considered, and the following **draft** guiding principles are introduced for discussion at the May 13, 2026, meeting:

1. The CLUP and its development will be consistent with the LUPC statutory purpose in 12 M.R.S. §681, and the process outlined in 12 M.R.S. §685-C.
2. The CLUP update process will include a robust public engagement process.
3. The CLUP will recognize the role of the LUPC in its Service Area, and focus goals, policies, and strategies on actions within the LUPC's authority and capacity to implement.
4. When conflicts arise in deciding future policy direction, the Commission and process leaders will balance differing interests and seek compromises to ensure a meaningful path forward.

Each of these draft principles is described in more detail below. The explanations will accompany the principles throughout the process, so the planning committee (in whatever form it takes) will have the full descriptions readily available for consultation and application.

BENJAMIN GODSOE
ACTING EXECUTIVE DIRECTOR
HARLOW BUILDING, 4TH FLOOR



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

What are Guiding Principles in a planning process, and how will they be used?

Guiding Principles are clearly stated guidelines or value statements that provide a foundation for a large-scale planning process and its participants. For the CLUP update, they will help the writers of the plan understand the Commission's priorities and preferences for considering complex policy issues and when developing planning goals and actions. The principles will provide a measuring stick for process outcomes to make sure the resulting CLUP is effective, legal, durable, and practical. They can also help with decision-making if conflicts arise.

These principles are not the CLUP's goals or policies. Rather, they are intended to work together to assist the Commission as it evaluates draft goals and policies, and to guide the methods and approach to public engagement throughout the process.

1. The CLUP and its development will be consistent with the LUPC statutory purpose in 12 M.R.S. §681, and the process outlined in 12 M.R.S. §685-C.

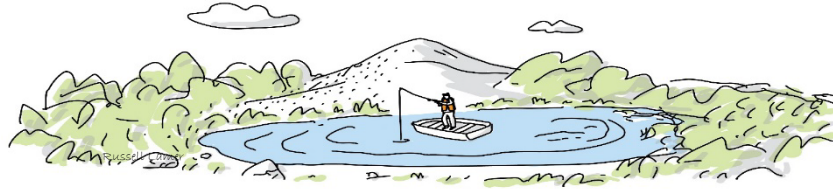
The Legislature finds that it is desirable to extend principles of sound planning, zoning and development to the unorganized and deorganized townships of the State:

- To preserve public health, safety and general welfare;
- To support and encourage Maine's natural resource-based economy and strong environmental protections;
- To encourage appropriate residential, recreational, commercial and industrial land uses;
- To honor the rights and participation of residents and property owners in the unorganized and deorganized areas while recognizing the unique value of these lands and waters to the State;
- To prevent residential, recreational, commercial and industrial uses detrimental to the long-term health, use and value of these areas and to Maine's natural resource-based economy;
- To discourage the intermixing of incompatible industrial, commercial, residential and recreational activities;
- To prevent the development in these areas of substandard structures or structures located unduly proximate to waters or roads;
- To prevent the despoliation, pollution and detrimental uses of the water in these areas; and
- To conserve ecological and natural values.

The Legislature declares it to be in the public interest, for the public benefit, for the good order of the people of this State and for the benefit of the property owners and residents of the unorganized and deorganized townships of the State, to encourage the well-planned and well-managed multiple use, including conservation, of land and resources and to encourage and facilitate regional economic viability.

The Legislature acknowledges the importance of these areas in the continued vitality of the State and to local economies.

Finally, the Legislature desires to encourage the appropriate use of these lands by the residents of Maine and visitors in pursuit of outdoor recreation activities, including, but not limited to, hunting, fishing, boating, hiking and camping.



2. The CLUP update process will include a robust public engagement process.

- The Commission will seek diverse perspectives and use varying strategies to ensure all voices are heard, with an emphasis on engaging residents, property owners, business owners, and past applicants for LUPC permits.
- The process will be transparent and allow for broad participation by all with an interest in the Commission’s service area to ensure a balance of the Plan’s vision, goals, and policies across unique regions.



3. The CLUP will recognize the role of the LUPC in its Service Area, and focus goals, policies, and strategies on actions within the LUPC’s authority and capacity to implement.

The CLUP update will result in SMART Goals and Policies that are:

- **Specific** – Goals, policies, and strategies are positively framed and clearly and simply describe what should be accomplished and the actions needed to succeed
- **Measurable** – Identify needed data that can be efficiently collected by the Commission and made easily accessible to the public to track implementation and measure effectiveness
- **Achievable** – Recommended actions are within the Commission’s authority, scope, and capacity
- **Relevant** - Identify how key actions and outcomes align with the Commission’s statutory purpose and these guiding principles for the CLUP process

- **Time-bound** - Achievable within the next 10 – 15 years (through the next CLUP update)



4. When conflicts arise in deciding future policy direction, the Commission and process leaders will balance differing interests and seek compromises to ensure a meaningful path forward.

In determining a path forward, a proposed policy or action will be evaluated and consideration given to the following:

- Economic significance and viability, particularly for forestry, recreation, and other resource-based industries and enterprises, and with special consideration of the jurisdiction's tradition of multiple use without diminishing its principal values
- The provision of adequate public services
- Natural and cultural resource values
- The importance of access to a variety of outdoor recreation activities
- Uniqueness of regions in the Service Area
- Balancing regulatory flexibility with regulatory predictability



Next Steps

At the meeting, examples from the current CLUP will be used to walk through how these principles might be implemented in the upcoming process. These examples are intended to demonstrate how the guiding principles might be applied and will not reflect any proposal for the new CLUP.

If a general consensus can be reached on draft guiding principles at the May meeting, they will be included in the survey for public feedback.