

For office use:

Tracking No.	ZP	Permit No.	\$	Fee Received
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Zoning Petition

for Petitions to Rezone to Most Subdistricts

If you propose to rezone any portion of your land area to a Resource Plan Protection (P-RP) Subdistrict, STOP HERE!
You cannot use this form. Contact the LUPC office that serves your area if you have questions.

1A. PETITIONER INFORMATION.

Petitioner Name(s) Weyerhaeuser Company; Weyerhaeuser NR Company		Petitioner Title (if representative of a corporation, etc.) Luke Muzzy, Senior Land Asset Manager	
Daytime Phone 207.695.9002		FAX (if applicable)	
Mailing Address Post Office Box 297		Email (if applicable) luke.muzzy@weyerhaeuser.com	
Town Greenville Junction	State Maine	Zip Code 04442	

1B. AGENT INFORMATION. (If applicable)

Agent Name(s)	Daytime Phone	FAX (if applicable)	
Business Name			
Mailing Address		Email (if applicable)	
Town	State	Zip Code	

2. PETITIONER AND/OR AGENT SIGNATURES.

Petitioner: All persons, or authorized representatives of corporations, listed on the deed(s), lease(s) or sales contract as owners or lessees of the property must read the following statement and sign below.

- ☐ If an Agent is listed above, I hereby authorize that individual or business to act as my legal agent in all matters relating to this petition.
- ☒ If an Agent is not listed above, I have personally examined and am familiar with the information submitted in this petition, including the accompanying exhibits and supplements, and to the best of my knowledge and belief, this petition is complete with all necessary exhibits. The information in this petition is a true and adequate depiction of what currently exists on, and what is proposed at, the property. I understand that I am ultimately responsible for complying with all regulations, conditions and limitations of any petitions and permits issued to me by the Commission.

Please check **one** of the boxes below: (see "Accessing the Project Site for Site Evaluation and Inspection" just prior to the application form)

- ☒ I authorize staff of the Land Use Planning Commission to access the project site as necessary at any reasonable hour for the purpose of evaluating the site to verify the application materials I have submitted, and for the purpose of inspecting for compliance with statutory and regulatory requirements, and the terms and conditions of my permit.
- ☐ I request that staff of the Land Use Planning Commission make reasonable efforts to contact me in advance to obtain my permission to fully access the project site for purposes of any necessary site evaluation and compliance inspection.

The person(s) signing below must demonstrate that they have a legal right to apply for this petition, either as the petitioner or via a legal agreement or other written contract with the petitioner. (See Exhibit B).

Petitioner Signature  Date 9/23/19

Agent: All agents listed above must read the following statement and sign below.

I understand that I am hereby authorized by the above-listed petitioner to act as their legal agent in all matters relating to this zoning petition. I have personally examined and am familiar with the information submitted in this petition, including the accompanying exhibits and supplements, and to the best of my knowledge and belief, this petition is complete with all necessary exhibits. I understand that if the petition is incomplete or without any required exhibits that it will result in delays in processing the petition. The information in this petition is a true and adequate depiction of what currently exists on, and what is proposed at, the property. I certify that I will provide any final action by the Commission on this petition and associated conditions to the petitioner. I will ensure that the petitioner understand that they are ultimately responsible for complying with all regulations, conditions and limitations of any petitions and permits issued by the Commission as they regard this property.

If the petitioner has not signed above, the petition must include legal documentation designating the agent listed above as a representative of the petitioner in matters such as these. (See Exhibit B).

Agent Signature _____ Date _____

3. PROPERTY LOCATION. Provide the following details about your property location. Tax plan and lot numbers are listed on your property tax bill. Book and page numbers are listed on your deed. If you lease your property, check your lease to find out whether any unique lease lot numbers have been assigned to the property.

Township, Town or Plantation See attached Schedule 3	County Piscataquis and Somerset
If your property is located in one of the following Prospectively Zoned Plantations or Townships, please contact the LUPC office that serves your area prior to completing this form: Adamstown Twp., Dallas Plt., Lincoln Plt., Magalloway Plt., Rangeley Plt., Richardsontown Twp., Sandy River Plt., Township C, Township D, or Township E.	
Tax Information <i>(check tax bill)</i> Map: _____ Plan: _____ Lot: _____ Map: _____ See Schedule 3.A. Lot: _____ Map: _____ Plan: _____ Lot: _____	Deed or Lease Information <i>(check deed or lease)</i> Book: _____ Page: _____ Lease #: _____ Book: _____ See Schedule 3.A. #: _____ Book: _____ Page: _____ Lease #: _____
Lot size <i>(in acres, or in square feet if less than 1 acre)</i> See Schedule 3.B.	Lot Coverage <i>(in square feet)</i> N/A - no development proposed
All Current Zoning on Property <i>(check the appropriate LUPC map)</i> See Schedule 3.C.	Current Zoning at Development Site N/A - no development proposed
Road Frontage. List the name(s) and frontage(s) (in feet) for any public or private roads, or other rights-of-way adjacent to your lot: Road #1 _____ ge _____ ft. Road #2 _____ See Schedule 3.D. ge _____ ft.	Water Frontage. List the name(s) and frontage(s) (in feet) for any lakes, ponds, rivers, streams, or other waters on or adjacent to your lot: Waterbody #1 _____ ge _____ ft. Waterbody #2 _____ See Schedule 3.E. ge _____ ft.
Provide, as EXHIBIT A , a location map. See page iv of the instructions for more detail regarding this exhibit.	
Provide, as EXHIBIT B , your deed, lease or easement. See page iv of the instructions for more detail regarding this exhibit.	

4. PROJECT DESCRIPTION. Provide a brief summary of your proposal, including a general description of the project, including proposed development, number of lots (if applicable), roads, and land use activities.

See Schedule 4

Proposed Zoning. List all proposed zoning designations (contact the [LUPC office that serves your area](#) if you have questions).

See Table 4.1 in Schedule 4

If your proposal includes rezoning lands to or from one of the following subdistricts, be sure to provide as **EXHIBIT G**, the necessary documentation, data, and/or maps that support the proposed change:

☐ Aquifer Protection (P-AR) Subdistrict;
☐ Soil and Geology Protection (P-SG) Subdistrict; or
 See page v of the instructions for more detail regarding this exhibit.

☐ Fish and Wildlife Protection (P-FW) Subdistrict;
☐ Wetland Protection (P-WL) Subdistrict

Proposed Project Name *(if applicable)*

- 5. ACREAGE.** Specify the acreage proposed for rezoning under "Acres to be Developed." If your petition to rezone is intended for subsequent subdivision, specify the acreage proposed to be retained by the petitioner under "Retained Acres." Specify the total amount of contiguous land area that is owned or leased by the petitioner within the township, town or plantation of the project area under "Total Contiguous Acres." "Total Contiguous Acres" should equal the sum of "Acres to be Developed" and "Retained Acres."

Acres to be Rezoned / Developed	Retained Acres / Acres to retain current zoning	Total Contiguous Acres
See Schedule 5		

- 6. SITE CONDITIONS.** Describe in detail the present condition of your property and areas to be rezoned, including the nature of any water frontage (rocky, sandy, wooded, cleared, etc.); the general slope and topography of the ground (flat, steep, percent slope, etc.); existing vegetation; the history of vegetation clearing and timber harvesting activities; hydrologic features, including whether portions of the site are subject to flooding or ponding; special natural features, such as rare or unique plants or plant communities; and other natural and cultural conditions.

Water Frontage:	See Schedule 6
Slope and Topography:	
Existing Vegetation:	
Hydrologic Features:	
Wetlands:	
Special Natural Areas:	
Natural and Cultural Conditions:	

7. CURRENT USE OF PROPERTY.

How has your property been used over the past ten years?		
<input type="checkbox"/> Residential	<input type="checkbox"/> Residential with home occupation	<input type="checkbox"/> Commercial or industrial
<input checked="" type="checkbox"/> Undeveloped / Forestry	<input type="checkbox"/> Public or institutional	<input type="checkbox"/> Other: _____

- 8. EXISTING STRUCTURES AND DEVELOPMENT.** Please list any structures or development on your property, such as roads, residences, accessory structures, driveways, trails and/or other uses.

Type of use or structure (dwelling, garage, driveway, commercial, recreation, etc.)	Year built	Exterior dimensions (in feet) (LxWxH)	Type of foundation (full basement, slab, post, etc.)	Distance (in feet) of structure from nearest:					
				Road	Property line	Lake or pond	Stream or River	Wetland	Ocean

See Schedule 8

9. PETITIONS TO REZONE TO A MANAGEMENT OR PROTECTION SUBDISTRICT.

If your petition proposes to rezone to a Management or Protection Subdistrict please complete item 9; If NOT, continue to item 10.

Describe how the proposed new subdistrict designation is more appropriate for the protection and management of existing uses and resources within the affected area.

See Schedule 9

10. FLOOD AREA ZONING.

See page ii of the instructions for additional information for, and explanation of, each question.

- a. Is any portion of the area proposed for rezoning located within: i) a mapped P-FP (Flood Prone Area Protection) Subdistrict, ii) a mapped FEMA (Federal Emergency Management Agency) flood zone, or iii) an unmapped area prone to flooding? ☒ YES ☐ NO

If you are unsure whether your property is in a mapped P-FP Subdistrict contact the LUPC office that serves your area or review the official zoning map. If you are unsure whether your property is in a mapped FEMA flood zone, first check whether your property is in one of the townships listed on page ii of the instructions and, if so, contact the LUPC office that serves your area.

If you answer NO to 10.a, above, go to Section 11.

If you answer YES to 10.a, above, please continue to items 10.b through d. Note that more than one of the following may apply.

- Note, if this petition proposes to leave unchanged the P-FP or mapped FEMA flood zone, yet proposes to add or change other zoning designations, be aware that in the P-FP Subdistrict:
- some uses may require specific limitations or design requirements; or
 - subsequent permitting procedures may require that you hire a licensed land surveyor, engineer or architect who is authorized to certify elevation information.

See page ii of the instructions for illustrations of items c through e.

- b. Does this petition propose to remove any part of a mapped P-FP Subdistrict? ☐ YES ☒ NO
- c. Does this petition propose to affect any areas in a mapped FEMA flood zone? ☐ YES ☒ NO
- d. Does this petition propose to add a mapped P-FP Subdistrict? ☐ YES ☒ NO

If you answer YES to 10 b, c, or d above, be sure to provide the necessary information as EXHIBIT E. See page v of the instructions for more detail regarding EXHIBIT E.

Unless advised otherwise by the LUPC staff, if your petition only proposes to rezone land areas to a Management or Protection Subdistrict you may STOP HERE, but, be sure to review and include the exhibits and supplements required by previous items and by the checklist included before the instructions. However, if your petition proposes to rezone land areas to a Development Subdistrict, please continue and complete the rest of this zoning petition form.

11. PUBLIC AND COMMUNITY SERVICES.

Service / feature	Name of provider / facility	Distance (in miles) from site:
Ambulance		
Education		
Fire		
Police		
Solid waste disposal (during construction: construction debris, stumps, brush, asphalt and pavement products)		
Solid waste disposal (after construction, if different)		
Public water supply (if applicable)		
Public wastewater (if applicable)		
Public road		
Service center		
Electric utilities		
Phone utilities		

1 Provide as **EXHIBIT L**, either: i) a letter from each service provider confirming the facility's availability and capacity to provide the necessary services to the proposed development; OR ii) only in cases where the rezoning is for legally existing development, provide notice of the rezoning proposal to each service provider and provide, as EXHIBIT L, proof of such notice. All zoning petitions intended for residential development must submit such exhibits for education services, regardless whether the dwelling units are anticipated to be seasonal or year-round dwellings. See page vi of the instructions for more detail regarding this exhibit.

1 Public services, such as those identified above, are commonly provided by a municipality, or in the case of much of the unorganized territories, these services are provided or contracted for, by the county. In some cases, service centers may provide some of these public services. Service centers are identified by the Department of Agriculture, Conservation and Forestry's Municipal Planning Assistance Program. A partial listing of those near the Commission's jurisdiction includes: Ashland, Augusta, Bethel, Bingham, Brewer, Bridgeton, Calais, Caribou, Dexter, Dover-Foxcroft, Eastport, Ellsworth, Farmington, Fort Kent, Greenville, Guilford, Houlton, Jackman, Limestone, Lincoln, Machias, Madawaska, Mars Hill, Mexico, Milbridge, Millinocket, Newport, Norway, Orono, Pittsfield, Presque Isle, Rangeley, Rumford, Van Buren. For a more complete listing, check with the Municipal Planning Assistance Program at www.maine.gov/dacf/municipalplanning/index.shtml.

12. ACCESS TO SITE.

- a. Starting with the closest public road, then each successive road, provide the following information about each existing road that will be used to access the area proposed for rezoning.

Road name	Public or private? (if private, complete the rest of this row)	Owner name	Length and travel width of road	Right-of-way width	Type of wearing surface

1 If access to your site is limited as part of your deed, lease, easement or other covenants, be sure to include a copy of such restrictions or provisions as part of **EXHIBIT B**. See page iv of the instructions for more detail regarding this exhibit.

- b. If the site can only be accessed by water during any part of the year, identify and describe the parking and boat launching facilities at or near the site and on the mainland. When addressing this item be sure to: i) provide a map or clear description of the locations of the facilities, identify their owner(s), and describe the capacity and any use restrictions of the facilities; and ii) describe how construction equipment and materials will access the site (e.g., will barges be utilized, and if so are there suitable areas for conveyance).

! Submit answers to Items 13 through 21 on separate 8½ x 11 inch sheets of paper.

13. SURROUNDING USES.

- a. Describe existing uses surrounding the area proposed for rezoning (e.g., within one mile). Identify the types of uses in this area, such as commercial forest, farmland, seasonal residential, year-round residential, commercial uses, and/or other uses.
- b. Provide a detailed list of existing uses in the area, including the number and type of residences (e.g., seasonal vs. year-round), the type and scale of commercial enterprises, and other relevant details.

14. ANTICIPATED IMPACTS.

Projects may have positive and/or negative impacts on surrounding areas.

- a. Describe possible positive impacts the rezoning would have on the surrounding land, resources, and uses in the community or area. If describing economic benefits, distinguish between short- and long-term benefits.
- b. Describe possible negative impacts the rezoning would have on the surrounding land, resources, and uses in the community or area.

15. CONSISTENCY WITH COMPREHENSIVE PLAN.


Some of the Commission goals and policies, as contained in the [Comprehensive Land Use Plan](#), are designed to guide the location of new development to appropriate areas. Read the goals and policies found in Chapter 1 of the *Comprehensive Land Use Plan* and describe how the proposed rezoning will be consistent with the Plan's policies. Be as specific as possible with regard to individual goals and policy statements. (The Comprehensive Land Use Plan can be viewed or downloaded from the LUPC website at www.maine.gov/dacf/lupc/plans_maps_data/clup/index.html; or CD or paper copies are available at the Commission's Augusta office.)

- a. One of the policies encourages "orderly growth within and proximate to existing, compatibly developed areas – i.e., existing development of similar type, use, occupancy, scale and intensity to that being proposed." This policy is referred to as the "adjacency" principle. The Commission generally has applied the adjacency principle to mean that most rezoning for development should be no more than a mile by road from existing, compatible development. Refer to pages 62 and 128 of the *Comprehensive Land Use Plan* for further information. Drawing upon the information provided in item 13 provide, with as much detail as possible, an explanation of how the proposed rezoning is consistent with the adjacency principle.
- b. Identify and discuss any other goals and policies of the *Comprehensive Land Use Plan* that support your zoning petition.

16. SHORELAND DEVELOPMENT.

If the site is adjacent to any lakes or ponds, explain how your proposal fulfills each of the following statements:

- a. The intended activity will not adversely affect any significant or outstanding natural and cultural resource values identified in the Commission's Wildland Lakes Assessment (list the significant or outstanding values for the pertinent lake or pond).
- b. The intended activity will not have an undue adverse impact on water quality, alone or in conjunction with other development.
- c. The intended activity will not have an undue adverse impact on traditional uses, including non-intensive public recreation, sporting camp operations, timber harvesting, and agriculture.
- d. The intended activity will not substantially alter the diversity of lake-related uses available in the area.
- e. Adequate provision can be made to maintain the natural character of shoreland.
- f. The intended activity is consistent with the management intent of the affected lakes classification.
- g. Where development on a lake may be limited for water quality or other reasons (such as subdivision or development within a P-AL or P-GP2 Subdistrict), proposed development on each land ownership does not exceed its proportionate share of total allowable development.


 Refer to Appendix C of Chapter 10 of the Commission's Rules, [Land Use Districts and Standards](#) for a list of lakes and their related natural and cultural resource value ratings, and refer to Appendix C of the Commission's *Comprehensive Land Use Plan* for more information regarding the management intent of each classification.

17. SUBDIVISION OR DEVELOPMENT ZONING PROPOSAL.

If your proposed rezoning is for a subsequent subdivision or development proposal, you must provide information in response to the following items concerning whether the land for which rezoning is petitioned is likely to be suitable for the proposed use. Should your zoning petition be approved, the Commission will require more detailed information in your subsequent permit application.

- a. Harmonious Fit: Describe what measures will be taken to fit the proposal into the existing surroundings. Include any special considerations given to siting, design, size, coloring, landscaping or other factors which will lessen the impact of the proposal on the surroundings.
- b. Scenic Impacts: Describe what measures will be taken to minimize impacts of the proposed new or expanded land use on the scenic quality of the area. Consideration should be given particularly to visibility from roads used by the public and visibility from water bodies.
- c. Wildlife Habitat: Describe what measures will be made to minimize impacts of the proposed new or expanded land use on wildlife habitat including birds and water fowl? Consideration should be given particularly to riparian zones along waterbodies.

- d. Sufficient Land Area: Describe how, or provide sufficient evidence that, the area proposed for rezoning is of sufficient size and configuration to accommodate: (1) the proposed use / development, including but not limited to subdivision lots that could meet design standards, structures, parking, wastewater disposal, water supply, stormwater management, etc.; (2) likely phosphorus control and stormwater management areas and infrastructure; and (3) a modest amount of extra land area to provide appropriate flexibility during subsequent development review and construction processes. While subdivision plats are informative at this stage, they are not required; if provided staff will only consider them to be conceptually representative.



 Note that this information does not need to be extensive; rather, this information is intended to best ensure that the petition results in a sufficient yet appropriate amount of land area is rezoned, while minimizing the burden on the applicant and increasing applicant awareness of future permitting requirements early in the process. For example: *a proposal to rezone 25 acres for a small retail store would likely be found to include excessive acreage; while a proposal to rezone 25 acres intended for a 20 lot subdivision would likely be found to be reasonably sized.*

- e. High Yield Sand and Gravel or Bedrock Aquifer: If the proposed rezoning is on or near a mapped and zoned high yield sand and gravel or bedrock aquifer, explain how the rezoning and land use will result in no undue adverse impact on the aquifer.

18. NATURAL AND HISTORICAL FEATURES.

For information needed to answer items 18 a and b about S1 and S2 natural communities and plant species, contact the Maine Natural Areas Program at (207) 287-8044 or go to the Program's website at www.maine.gov/dacf/mnap/index.html. For information about archaeological and historic features, contact the Maine Historic Preservation Commission at (207) 287-2132 or go to the MHPC's website at www.maine.gov/mhpc/index.shtml.

- a. If any portion of the area proposed for rezoning includes critically imperiled (S1) or imperiled (S2) natural communities or plant species, describe the resource and the designation. Explain why the proposed rezoning of the area will result in no undue adverse impact on the community/species AND how the values that qualify the site for such designation will be maintained.
- b. If any portion of the area proposed for rezoning includes archaeologically sensitive areas, structures listed in the National Register of Historic Places, or significant archaeological sites or structures, describe the resources and the designation. Explain why the proposed rezoning of the area will result in no undue adverse impact on such features AND how the values that qualify the site for such designation will be maintained.
- c. If any portion of the area proposed for rezoning includes essential habitat, significant wildlife habitat, or other important wildlife habitat, describe the extent of the habitat. Explain why the proposed rezoning of the area will result in no undue adverse impact on the habitat or species AND describe how the habitat will be maintained.

-  Provide as **EXHIBIT M**, either a Phase 1 archaeological survey or a letter from the Maine Historic Preservation Commission that a Phase 1 archaeological survey is not necessary. See page vi of the instructions for more detail regarding this exhibit.
-  Provide as **EXHIBIT N**, letters from the Maine Natural Areas Program AND Maine Inland Fisheries and Wildlife confirming the presence or absence of rare or special plant communities or significant wildlife habitat in the area of the rezoning. See page vi of the Instructions for additional detail regarding this exhibit.


19. RECREATIONAL RESOURCES.

Identify high value recreational resources and significant natural or cultural features in the area that might receive increased use if the area is rezoned. Explain why the proposed rezoning will result in no undue adverse impact on these features AND how the values of these recreational resources will be maintained.

20. PROSPECTIVELY ZONED AREAS.

For areas that have been prospectively zoned by the Commission, a petition for amendment to a development subdistrict boundary must demonstrate that:

- a. The requested change is needed due to circumstances that did not exist or were not anticipated during the prospective zoning process;
- b. The new development subdistrict is either contiguous to existing development subdistricts or within areas that are suitable as new growth centers; and
- c. The change will better achieve the goals and policies of the [Comprehensive Land Use Plan](#), including any associated prospective zoning plan.

-  Refer to Section 10.08,C,2 of Chapter 10 of the Commission's Rules, [Land Use Districts and Standards](#) for a list of plantations and townships that have been prospectively zoned by the Commission.

21. PLANNED DEVELOPMENT OR PLANNED RECREATION FACILITY DEVELOPMENT SUBDISTRICTS.

For zoning petitions that propose to rezone any portion of land area to a Planned Development (D-PD) or Planned Recreation Facility Development (D-PR) Subdistrict, contact the [LUPC office that serves your area](#). Because the D-PD or D-PR Subdistricts are in many ways custom, additional zoning petition materials and procedures are required; consult Section 10.21,G,8 (D-PD) or Section 10.21,H,8 (D-PR) for additional, specific requirements.

22. ADDITIONAL INFORMATION.

State any facts that further explain your proposal or may help in the review of your petition.

23. REQUIRED FEES, EXHIBITS AND SUPPLEMENTS.

Submit all necessary fees, exhibits and supplemental information with this petition, as described in the instructions.