NOTICE OF FILING OF APPLICATION WITH THE MAINE LAND USE PLANNING COMMISSION

Within seven days prior to filing an application with the Maine Land Use Planning Commission, the applicant must send by regular mail a completed copy of this notice to: all persons owning or leasing property within 1,000 feet of the proposed project; co-owners and co-lessors that are not co-applicants; the landowner(s) (if applicant is a lessee); plantation assessors or town select board (if applicable); county commissioners if any area proposed for development is within a township; and any persons who have made timely requests to be notified of this application or project.

This is to notify you that Land Use Planning Commission (Staff-initated), 22 SHS, Augusta, ME 04333 (name and address of applicant)

has filed an application with the Maine Land Use Planning Commission, pursuant to provisions of 12 M.R.S.

Section 685-B and the Commission's rule Chapter 10, Land Use Districts and Standards, to <u>rezone the lands</u>

currently encompassed by A Concept Plan for the Lands of Lowell & Co Timber Associates in Attean Township

(general description of proposed activity, use, and acreage)

and Dennistown Plantation. The area includes +/-17,060 acres, primarily in Attean Township. The Concept Plan

will expire on July 1, 2023. located in Attean Township and Dennistown Plantation
(name of town, township, or plantation, and county)

The application will be filed for public inspection at the Maine Land Use Planning Commission office circled below (circle the appropriate office) on Available online and in Augusta on March 9, 2023

(specify the date that this application will be filed with the LUPC).

AUGUSTA	OFFICE	_	NODTHE	DN DECION
AUGUSTA OFFICE		NORTHERN REGION		
			Serving most of Aroostook Cour	nty and northern Penobscot County
↑ 18 Elkins Lane - Harlow Bldg.	Tel. ((207) 287-2631	45 Radar Road	Tel. (207) 435-7970
22 State House Station	TTY (888) 577-6690	Ashland, ME 04732-3600	Tel. (207) 435-7969
U Augusta, ME 04333-0022	FAX (207) 287-7439 🌽		FAX (207) 435-7184
DOWNEAST REGION		EASTERN REGION		
Serving Hancock, Knox, Lincoln, and Sagadahoc Counties, and			Serving southern Penobscot County, southern Aroostook County,	
portions of Washington, Kennebee, Penobscot and Piscataguis			and portions of Piscataguis County	
counties; and the coastal island	s in the LUPC	service area	·	
106 Hogan Rd, Suite 8	Tel. ((207) 215-4685	191 Main Street	Tel. (207) 485-8354
Bangor, ME 04401	Tel. (207) 592-4448	East Millinocket, ME 04430	Tel. (207) 399-2176
	FAX (207) 941-4222	·	FAX (207) 746-2243
MOOSEHEAD REGION			WESTERN REGION	
Serving Somerset County and most of Piscataquis County			Serving Franklin County and Oxford County	
43 Lakeview Street	Tel. ((207) 349-0941	932 US Route 2 East	Tel. (207) 670-7492 FR
P.O. Box 1107	Tel. (207) 731-4398	Wilton, ME 04294	Tel. (207) 670-7493 OX
Greenville, ME 04441	·	,		, ,

Written comments and requests for a public hearing should be sent to the Maine Land Use Planning Commission at the address circled above and **must be submitted by April 14, 2023**. The Commission prefers that all requests for a public hearing be submitted within 20 days of the date an application is accepted for processing. Requests for a public hearing must clearly state the reason(s) a public hearing is warranted on this project.

For questions about submitting written comments, requesting a public hearing, or for any additional information, contact Commission staff at the office circled above.

The Land Use Planning Commission's legal authority is established by 12 M.R.S. Section 683-A.

NOTICE OF FILING OF APPLICATION WITH THE MAINE LAND USE PLANNING COMMISSION

This is to notify you that pursuant to provisions of 12 M.R.S. Section 685-B and the Commission's rule Chapter 10, Land Use Districts and Standards, a staff-initiated petition and application has been submitted to the Maine Land Use Planning Commission that proposes replacement zoning for the lands included in *A Concept Plan for the Lands of Lowell & Co. Timber Associates in Attean Township and Dennistown Plantation* and its associated Resource Protection subdistrict (P-RP 007) in Somerset County. The current major property owner does not wish to renew the 30-year Concept Plan, and it will expire on July 1, 2023.

The purpose of the P-RP subdistrict is to provide for the more efficient and effective management of single or multiple protection subdistricts than can be realized through the use of other protection subdistricts and their related standards. Concept Plans are initiated by a landowner, and are a cooperative approach for planning, land use management, and resource protection on their property.

A Concept Plan for the Lands of Lowell & Co. Timber Associates in Attean Township and Dennistown Plantation (Concept Plan) was approved by the Land Use Regulation Commission (now the Land Use Planning Commission, or Commission) in 1993. The Concept Plan area encompasses more than 17,000 acres in Attean Township and Dennistown Plantation.

When a Plan expires and is not renewed, the Commission must designate appropriate replacement zoning in accordance with the Commission's comprehensive land use plan, statute, and rules. LUPC staff has initiated a process to identify and designate appropriate replacement zoning that provides comparable protection for the resources existing within the area currently covered by the Plan. Proposed zoning changes are only within the area currently covered by the P-RP subdistrict in Attean Township and Dennistown Plantation.

Beginning on March 14, 2023, the application materials including maps showing proposed replacement zoning will be filed for public inspection at the following Maine Land Use Planning Commission office:

AUGUSTA OFFICE					
18 Elkins Lane - Harlow Bldg. 22 State House Station Augusta, ME 04333-0022	Tel. (207) 287-2631 TTY (888) 577-6690 FAX (207) 287-7439				

Written comments and requests for a public hearing must be submitted by April 14, 2023 and should be sent to: Maine Land Use Planning Commission, Attn: Stacy Benjamin, 22 State House Station, Augusta, ME 04333-0022. The Commission prefers that all requests for a public hearing be submitted within 20 days of the date an application is accepted for processing. Requests for a public hearing must clearly state the reason(s) a public hearing is warranted on this project.

The application and draft zoning maps, in addition to other information related to the expiration of the Concept Plan, can be viewed online at: https://www.maine.gov/dacf/lupc/plans_maps_data/resourceplans/attean-dennistown-prp007.html.

For more information about the Concept Plan, visit the Commission's Resource Protection and Concept Plans webpage here: https://www.maine.gov/dacf/lupc/plans maps data/resourceplans/prp007.pdf

If you have questions about the proposed zoning districts or the overall process for rezoning of the Concept Plan area, please contact Stacy Benjamin by phone (207-441-3761) or email at StacyBenjamin@maine.gov.