



PAUL R. LEPAGE
GOVERNOR

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

WALTER E. WHITCOMB
COMMISSIONER

NICHOLAS D. LIVESAY
EXECUTIVE DIRECTOR

Memorandum

To: LUPC Commissioners

From: Samantha Horn-Olsen, Planning Manager
Ben Godsoe, Senior Planner

Date: 5/5/2017

Re: Adjacency Public Survey

Introduction

At the May Commission Meeting, staff will discuss findings from the public survey that was undertaken as part of the Commission's review of the adjacency principle. This memo describes the purpose of the survey, summarizes some of the response data, and lists some sources for additional information. As the next step in the adjacency process, staff will conduct stakeholder focus groups this spring. Staff will use the report of the survey results and other background information to inform the focus group process. The information that will be shared with the focus groups is attached to this memo.

Background

The adjacency principle is one of the fundamental elements of the Commission's planning for development in the unorganized or deorganized areas of Maine (sometimes called the UT). Generally, the adjacency principle requires that areas to be rezoned for development be within 1 road mile of existing, compatible development (2010 CLUP, pg. 62). Because adjacency affects many different kinds of development including commercial, recreational, and residential, and because the various sub-regions served by the Commission are significantly different from each other, developing options for refining the adjacency principle will require collecting a lot of different kinds of information. The Commission's task will then be to take all of this information into consideration when developing options to potentially refine the adjacency principle.

Public Survey Overview

A survey was available online on the Commission's website, or in paper form by request, to anyone who wanted to comment about adjacency. The survey was open from 9/30/2016 – 3/27/2017, and asked respondents in general terms what type of development they would like to see in their area in the future

and where it should go. It was distributed through the Commission's interested parties list, through organizations that shared the survey link with their members, and by a direct mailing to property owners of record in the UT (mailed to 21,740 addresses).

The purpose of the survey was to reach the people who live, work, and recreate in the UT. The rights and participation of property owners is important to the Commission and it is recognized that many of these individuals may not be able to attend Commission meetings. The survey, and the accompanying mailed notification, was intended to help capture the thoughts and desires of these individuals and give them a voice in the Commission's planning process. The survey feedback will be considered alongside information gathered from discussions with landowners and others interested in the Commission's work, such as environmental groups, county government officials, economic development groups, and others.

The Commission received 2005 survey responses. Some information about the individuals who completed the survey follows:

- Overall, 1335 respondents (67%) said that they own or manage property in areas served by the Commission.
- More than a third of respondents indicated that they live or work in the service area (38%), while about three quarters said that they recreate in the UT (74%). The group of respondents who recreate includes some people who own property, houses, or camps in the UT.
- Of respondents who provided information about their age, 34% were 55 to 64, and 42% were over the age of 65. Just 24% were under the age of 55. The majority of respondents who provided information about their employment status are employed fulltime (39%) or are retired (40%). Self-employment was also frequently cited (14%).

There is much more information about the survey results in the attached Location of Development Survey Report.

Other Information

Responses to the survey will be considered alongside other information generated from a number of different sources which will include:

- Targeted focus group meetings with stakeholders who have special knowledge of certain topics related to the location of new development. Focus groups will be organized by topic: economic development; private landowners; regional planning; environmental considerations; county government and infrastructure; and recreation.
- Staff will work separately with stakeholders from the agricultural community, from island communities, and with people who own and operate home-based businesses in the UT to incorporate their feedback into the process.
- Lessons learned from the 3 Community Guided Planning and Zoning processes in Aroostook County, Washington County, and Western Maine (Franklin and Somerset counties) will be

incorporated into any proposed refinements to the adjacency principle. Please see the attached document: *Lessons Learned from 3 CGPZ Processes*.

- Information about residential development was taken from lessons learned during the Commission's subdivision rule revision process. Please see the attached document: *Background Information from Subdivision Rule Revision Process, 2014-2016*.
- Information obtained through research and by talking to other agencies and entities knowledgeable about wildlife and potential impacts to wildlife habitat from new development. Please see the attached document: *Background Information: Wildlife*.
- Information from the Commission's own permitting record will also help inform potential changes to the adjacency principle. Please see the attached document: *The Adjacency Principle*.

May Commission Meeting

The survey is one source of information for the Commission as it considers refining the adjacency principle. At the meeting in May, staff will discuss what has been learned so far from the survey, what more might be learned, the other sources of information described above, and the next steps for the Commission and Commission staff.

Attachments:

1. Survey Data Report;
2. CGPZ Lesson's Learned Summary;
3. Background Information from Subdivision Rule Revision Process, 2014-2016
4. Background information about wildlife
5. The Adjacency Principle