
PUBLIC COMMENTS RECEIVED FOR ADJACENCY REVIEW PROCESS

Maine Land Use Planning Commission
Maine Department of Agriculture, Conservation and Forestry

Adjacency Review Comments, Group #6: *Comments about proposed rule revisions related to application of the adjacency principle*

The Commission appreciates the broad public interest in its review of the adjacency principle, and will consider comments about the review when submitted. Because the comment period will span almost four months, the Commission will generally make written public comments available on the website after a Commission Meeting where the adjacency review is discussed. Groups of comments include those received to date from the last time the Commission published a group.

Comments submitted between: August 1, 2018 – September 28, 2018

Public Comment Deadline: September 24, 2018 – The Commission will continue to accept written comments beyond this date, and will consider establishing a new rulemaking schedule at its meeting on October 10, 2018.



OLD CANADA ROAD SCENIC BYWAY, INC.

PO Box 301, Bingham, ME 04920
oldcanadaroad@myfairpoint.net
(207) 672-3971
oldcanadaroadscenicbyway.com

RECEIVED

AUG 02 2018

LUPC - AUGUSTA

July 30, 2018

Land Use Planning Commission
C/O Benjamin Godsoe
18 Elkins Lane
22 State House Station
Augusta, Maine 04333

Dear Mr. Godsoe,

The Old Canada Road National Scenic Byway, Inc. (OCR) Board of Directors is very concerned over the proposed change to the current adjacency policy given that proposal identifies contiguous stretches of the OCR byway as primary locations for development.

OCR is the section of Rt. 201 extending 78 miles through the Town of Solon to the Canadian border. In 2000, OCR received the distinction of National Scenic Byway—one of only 45 at the time. Prior to receiving this distinction, all towns along this rural corridor approved a management plan for the route. OCR's goals, as included in the management plan, are to conserve and enhance the scenic quality, traditional settlement patterns, and the historic and cultural heritage of the corridor. We aim to protect the integrity of the surrounding working forests, Kennebec River, lakes, and other scenic and natural features, even as growth and development occur. The continued high quality of all corridor resources is an important part of local people's vision for the future. As such, it is tremendously important for both our cultural history and economic vitality that OCR's scenic, recreational, and historic character be preserved.

OCR's management plan also notes the distinct charm of small towns and unbroken spaces between them, which distinguishes rural communities. Allowing subdivisions to locate 10 miles from the boundaries of communities along the scenic byway risks strip development over time. Locating development in Maine's Unorganized Territories beyond current policy will be a burden on local communities along OCR including Bingham and Jackman. These towns have the resources and services that development relies upon, but expanding development outside of town boundaries will not create any new tax revenue for these towns.

Many scenic byways throughout Maine seem to have been chosen as primary development locations under this proposal. The current policy works and is good for Maine and Maine tourism while protecting its marketable character. In order to uphold the mission of the Old Canada Road National Scenic Byway, we urge the Commission to dismiss the proposed changes to the adjacency principle and to maintain the current policy.

Sincerely for the Directors,

Bob Haynes, Coordinator

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AUG 02 2018

LUPC - AUGUSTA

Land Use Planning Commission
Chairman Everett Worcester
18 Elkins Lane
22 State House Station
Augusta, Maine 04330

John Nicholas
208 Gayton Lane
Winthrop, Maine 04364

Subject: Opposition to the proposed changes to the Adjacency Principle/Rule

Date: July 29, 2018

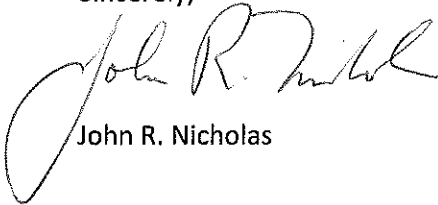
Dear Chairman Worcester:

I am writing to express my sincere opposition to the proposed changes to the Adjacency Principle/Rule. I have read the "Review of the Adjacency Principle" on the website and am still convinced that the proposed changes are wrong and will result in negative and irreversible impacts to the unique character and attractiveness of the North Maine Woods.

The proposed changes would clearly only benefit large landowners and out-of-state land purchasers, not the average Mainer.

The proposed changes would lead to the development of the Great Ponds in the Unorganized Territories, resulting in the gating off of vast areas from hunting, fishing and recreation by Maine citizens. A clear threat would also result from the development of Maine's heritage waters that contain the largest population of wild and native brook trout in the United States.

Sincerely,



John R. Nicholas

Godsoe, Benjamin

From: mail@micstan.us
Sent: Saturday, August 04, 2018 10:53 AM
To: Godsoe, Benjamin
Subject: Proposed changes to rules

Dear Mr. Godsoe,

We would like to go on the record as being opposed to the proposed changes in the rules. We are extremely worried about how much land will be opened to new development. Going to a 10 mile distance from a hub is just too great a distance. We have property in Elliottsville Plantation just above the parking area for Borestone Mountain. Looking at a map of the area and the distance from the town line of Greenville, this would open up the whole area near us. We are sure the same would be true to other low density areas with scattered camps here and there and lots of open space. It seems this change would definitely encourage sprawl rather than contain it. Also the distance of 2 miles from a public road seems to just add more sprawl. This would also add to the costs of the state, counties and hubs that would need to provide services to these areas.

We are also worried that the Resource Dependent rules. 1/2 mile from lakes and rivers is way to short. The citizens have voted to restrict mining in the state, yet this seems to open up more area to mining. This does not seem compatible with the value of our recreational value in the state. We need to protect our natural resources to the maximum possible, not open up more land to this type of use.

We also worry that the rules for wind energy may open up too many areas. Even though this is a 'clean' energy source, the development of roads and the placement of the wind turbines can do a great deal of damage to these open areas. Too often they are not close to any area that needs this extra energy and thus require miles and miles of power lines that create a break in our forests. This is visually intrusive and certainly is disruptive to wildlife. Again, this is an important consideration for the value of tourism in our state.

We understand that comments received during the public hearing had similar concerns. We hope you will listen to the people and consider not going forward with these rule changes.

Sincerely,

Michelle and Stanley Moody
237 Foreside Road
Topsham, ME 04086
207-406-5221

Godsoe, Benjamin

From: Thea Sames <theasames@gmail.com>
Sent: Saturday, August 04, 2018 8:31 PM
To: Godsoe, Benjamin
Subject: Comments on the proposed adjacency rule revisions

Thea Sames
40 Everett Ave
South Portland, ME 04106

August 4, 2018

Dear Benjamin Godsoe, Maine Land Use Planning Commission,

As an outdoor recreation enthusiast, I appreciate the chance to review and provide feedback on this extensive change proposed to the current development framework in Maine's Unorganized Territory.

The proposed update would change where new zones for subdivisions and businesses could locate. Many of these new development zones are located along Maine's scenic byways. These routes are popular travel destinations and support a unique experience as a visitor drives from more populated areas into the wild and remote parts of the state. Allowing development to extend along these roads outside of the service center communities would change the character and experience of these specially designated byways.

This proposal also specifically opens up all permanent trailheads and many Maine lakes to residential subdivision development. Trails like the Appalachian National Scenic Trail (AT), the Allagash Wilderness Waterway, the Northern Forest Canoe Trail, and countless others are revered because of the opportunity they provide for users to have a remote backcountry experience. Allowing homes to be developed within a 1/2 mile of the access points to places is too risky without a thorough analysis of which recreational resources can sustain substantial increases in use without altering their character or the user experience.

Instead of making these broad changes to the adjacency principle, LUPC should consider efforts to meaningfully incentivize development within existing communities in rural Maine. These places are already struggling to attract and retain the residents they need to support the services they provide.

There is certainly more room for growth in and adjacent to (within 3 miles) established communities. Growth should be focused there rather than expanding into currently undeveloped regions of the Unorganized Territory.

Finally, I will note that the background resources on the LUPC website are helpful but complicated. I encourage LUPC to slow down the process and engage in additional outreach around the state to ensure more people understand the content of this proposal.

Thank you for the opportunity to comment on the proposed adjacency rule revisions.

Sincerely,
Thea Sames

Godsoe, Benjamin

From: Adair DeLamater <adairdelamater@gmail.com>
Sent: Sunday, August 05, 2018 6:29 PM
To: Godsoe, Benjamin
Subject: LUPC-proposed changes

I urge you to protect our North Woods by maintaining the current policy of "adjacency principle" in considering any development in our forests.

The proposed change of allowing development up to ten miles from existing development would be a disaster for our environment, wildlife, and the beauty that draws millions of visitors each year.

Developers should focus on redeveloping sites that have already been impacted by human intervention. Maine is full of abandoned properties that could be considered for a new use.

Maine is unique because of our environment; please keep it that way.

Thank you,

Adair DeLamater
44 East Milan Street
Bath, Maine 04530
207-389-4488

Godsoe, Benjamin

From: Donald Parker <donp04085@gmail.com>
Sent: Tuesday, August 07, 2018 4:59 PM
To: Godsoe, Benjamin
Subject: Comments on the proposed adjacency rule revisions

Donald Parker
320 Manchester Road
Steep Falls, ME 04085-6830

August 7, 2018

Dear Benjamin Godsoe, Maine Land Use Planning Commission,

As an outdoor recreation enthusiast, I appreciate the chance to review and provide feedback on this extensive change proposed to the current development framework in Maine's Unorganized Territory.

The proposed update would change where new zones for subdivisions and businesses could locate. Many of these new development zones are located along Maine's scenic byways. These routes are popular travel destinations and support a unique experience as a visitor drives from more populated areas into the wild and remote parts of the state. Allowing development to extend along these roads outside of the service center communities would change the character and experience of these specially designated byways.

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Instead of making these broad changes to the adjacency principle, LUPC should consider efforts to meaningfully incentivize development within existing communities in rural Maine. These places are already struggling to attract and retain the residents they need to support the services they provide.

There is certainly more room for growth in and adjacent to (within 3 miles) established communities. Growth should be focused there rather than expanding into currently undeveloped regions of the Unorganized Territory.

Finally, I will note that the background resources on the LUPC website are helpful but complicated. I encourage LUPC to slow down the process and engage in additional outreach around the state to ensure more people understand the content of this proposal.

Thank you for the opportunity to comment on the proposed adjacency rule revisions.

Sincerely,
Donald Parker

Godsoe, Benjamin

From: Billy B <billyb.060576@gmail.com>
Sent: Tuesday, August 07, 2018 9:23 PM
To: Godsoe, Benjamin
Subject: Adjacency

Hi,

I am opposed to the proposed LUPC adjacency rules. One thing that really needs to change is the 10 mile rule from a retail hub. The rule needs to be 10 "road miles", not 10 miles "as the crow flies".

Under the new plans, it also looks like development will be allowed on a lot of public roads in the unorganized territory. This also needs to be scaled back.

Sincerely,
William Barker
7 Hoover Ave.
Ft. Fairfield, ME 04742

Godsoe, Benjamin

From: Charles Verrill <charlesverrill@gmail.com>
Sent: Thursday, August 09, 2018 5:09 PM
To: Godsoe, Benjamin
Subject: Land Use Planning Commission Proposal on Development

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Mr. Godsow,

I write as an avid outdoors man and passionate fly fisherman who was born in Maine in 1937 and still reside in our wonderful State. Over the years, I have seen the sprawling development in much of Southern Maine that has replaced fields and forests with shopping malls and other development. Fortunately, much of rural Maine has escaped this because of the Land Use Planning Commission's "one mile rule," which I heartily endorse! However, and unfortunately, the proposal under consideration by the Commission to allow development up to ten miles from "rural hubs" would jeopardize the rural character of much of Maine-- a characteristic which draws countless tourists (and their support of local businesses) as well as the the use and enjoyment of Maine land by Maine residents, and their descendants.

I sum, I strongly urge the Commission to abandon the proposal to jettison the one mile rule and instead retain **this** wise and beneficial policy as a bulwark against urban sprawl.

I would appreciate inclusion of this comment in opposition to the proposal to allow development within ten miles of rural hubs in the record of this proceeding,

Sincerely,

Charles Verrill
Box 37
Islesboro, Maine 04848

Godsoe, Benjamin

From: Andrew Brown <andrew@libertytimbers.com>
Sent: Thursday, August 09, 2018 7:10 PM
To: Godsoe, Benjamin
Subject: North woods and waters

Follow Up Flag: Follow up
Flag Status: Flagged

Hi, my name is Andrew Brown. I am a 29 and small business owner. I grew up in the town of Wallagrass up in aroostook county. I currently reside in Blue Hill, ME. I am very concerned about the development in northern Maine. It is the only reason I have stayed in Maine to this day. I have been all over the state to look for a place that matches the wilderness and beauty of northern Maine. I have yet to find it. Every other county in Maine has been turned into "summer cottage" for people who come here with large amounts of capital to spend. The reason that area is so special is because it is not developed. Please do not make it easier for people to destroy natural beauty. Once it is lost it will never come back. People/wildlife need more places left untouched. If northern Maine get turned into another tourist hub I think we will be looking else where for unadulterated beauty and I think that means mountain west.

Thank you,

Andrew Brown
207-355-5145

Godsoe, Benjamin

From: Natalie Paul <natalielauren paul@gmail.com>
Sent: Thursday, August 09, 2018 8:57 PM
To: Godsoe, Benjamin
Subject: Keep the 1 mile rule!

Follow Up Flag: Follow up
Flag Status: Flagged

There is real economic, ecological, and ethical value to keeping large areas of forest undisturbed by development. How many years have we been hounding Brazil to save its rainforests?? This is the same thing.

Keep the forests intact.

Keep the 1 mile rule and DO NOT give in to encroachment.

Godsoe, Benjamin

From: Helen <fleuby@yahoo.com>
Sent: Friday, August 10, 2018 7:39 AM
To: Godsoe, Benjamin
Subject: against revision of 1-mile rule

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Mr. Godsoe:

I am writing to express my opposition to the LUPC proposal to revise the 1-mile development rule to a 10-mile rule. From what I understand, this would have a number of negative impacts, including commercial development near remote trails and putting in a lot of large-lot subdivisions in the North Woods. This proposal is out of a step with a state that prides itself on conservation and relies heavily on tourism.

There is a reason that the 1-mile rule has been in effect for over 40 years: It is a common-sense provision to prevent just the kinds of reckless development that this new revision would allow. I would think most Mainers take pride in our wilderness areas and would be against this selfish money grab. I do hope you reconsider this short-sighted proposal. Thank you for your consideration.

Helen Boucher
6 Peary Dr.
Brunswick, Maine 04011

Godsoe, Benjamin

From: M Tupper <catalpa.girl@gmail.com>
Sent: Friday, August 10, 2018 8:19 AM
To: Godsoe, Benjamin
Subject: Comment on Adjacency principle

Follow Up Flag: Follow up
Flag Status: Flagged

Greetings,

I'm writing in support of the existing Adjacency principle. The 1-mile rule is critical to maintain.

The rule hugely helps insure that people can receive the help and services they need. This includes medical, automotive, food supply, and utilities.

Of course this rule also helps keep down taxes (less \$ is needed for the above-listed services). And it helps to maintain property values (due to the scenic beauty maintained).

We can't do without it AND have Maine be the great place it is!

Sincerely,
M. Tupper

Godsoe, Benjamin

From: Nancy Hathaway <hathaway.n@gmail.com>
Sent: Friday, August 10, 2018 9:27 AM
To: Godsoe, Benjamin
Subject: I am OPPOSED to eliminate the policy that protects Maine's North Woods

I am opposed

to eliminate the policy that protects Maine's North Woods from sprawling development "one mile rule".

For more than 40 years, this policy has served Maine well by guiding responsible development in Maine's 10.5 million-acre Unorganized Territories and by protecting natural resources and wildlife habitat.

Nancy Hathaway, M.Ed., LpastC

207-400-0494 mobile

Center for Studying Mindfulness
PO Box 506, Blue Hill, Maine 04614
www.NancyHathaway.com

Nancy Hathaway offers Mindfulness sessions & trainings to individuals, couples, & groups and is on the faculty of the University of Maine and a lecturer at Colby College's JanPlan.

"I'm Breathing, Are You?" is an essay published by Shambhala in anthologies along with the Dalai Lama and Thich Nhat Hahn in Best Buddhist Writing 2006, Finding Your Inner Mama, & Your Children Will Raise You.

"Happiness is not something ready made. It comes from your own actions....."

"This is my simple religion. There is no need for temples; no need for complicated philosophy. Our own brain, our own heart is our temple; the philosophy is kindness." Dalai Lama

"Since everything is but an apparition, perfect in being what it is, having nothing to do with good or bad, acceptance or rejection, one may well burst out in laughter."

14th-century Tibetan Dzogchen master, Lang Chen Pa

I enjoy hearing from you and attempt to reply to emails within 24 hours Monday through Friday.

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Godsoe, Benjamin

From: Walter Mugdan <waltermugdan@aol.com>
Sent: Friday, August 10, 2018 10:31 AM
To: Godsoe, Benjamin
Subject: Comments on Proposed Elimination of "One Mile" Rule

Dear Mr. Godsoe,

Please accept this comment on behalf of myself and my daughter, Elana Mugdan. We are co-owners of two homes in Beaver Cove, Maine. We strongly urge the LUPC to maintain the so-called "one mile rule" to guide responsible development in Maine's North Woods. The adjacency principle is critical to responsible development. A prime example concerns the development of the Burnt Jacket peninsula that forms the southern shore of Beaver Cove. Several years ago a developer proposed a large development on the western end of the peninsula, several miles from the nearest road (the Lily Bay Road) and the nearest existing development. Because of the adjacency principle, the Commission wisely saw to it that the development was instead moved to the portion of the peninsula nearest the Lily Bay Road. This sensible and appropriate outcome was important to and applauded by most residents of Beaver Cove.

The one mile rule has been in effect over 40 years, and has not created any significant hardship or imposed unreasonable burdens on development in the North Woods; on the contrary, it has been instrumental in preventing sprawl and unnecessary segmentation; it has helped keep truly remote areas unspoiled; and helped protect natural resources and wildlife.

Thank you for considering our comments.

Walter Mugdan & Elana Mugdan
952 and 1008 Black Point Road
Beaver Cove, ME 04441

Godsoe, Benjamin

From: Janet Williams <williajanet@gmail.com>
Sent: Friday, August 10, 2018 1:59 PM
To: Godsoe, Benjamin
Subject: One mile rule in North Woods

Follow Up Flag: Follow up
Flag Status: Flagged

Eliminating this rule would be the first nail in the coffin for the North Woods. Since settlers first arrived from Europe, man has systematically plundered the natural resources across the country. Large undeveloped areas have become exceedingly precious and valuable and should be conserved. There is more to life than destroying trees and nature to make more money.

It seems that most of the development pressures on Maine's environment and wilderness come from Irving in Canada. If they want to destroy wilderness, let them do it in Canada not in Maine.

Janet Williams
Searsport, ME

Godsoe, Benjamin

From: lenkv1@aol.com
Sent: Friday, August 10, 2018 2:58 PM
To: Godsoe, Benjamin
Subject: re: "one mile rule"

Please accept my comments on the LUPC's "one mile road."

Gentlepeople:

As a co-homeowner in the Moosehead Lake area (Beaver Cove Township,) I am writing to urge the LUPC to maintain the "one mile rule," in order to protect the sustainability and productivity of our waters, as well as to protect the beauty of the area as a visitor/tourist draw which is of value to the local economy.

Thanks for your attention to my brief comments.

Sincerely,

Vivienne Lenk
795 Lily Bay Rd.
Box #305
Beaver Cover, ME 04441

Godsoe, Benjamin

From: william steinbock <william.steinbock@gmail.com>
Sent: Friday, August 10, 2018 4:19 PM
To: Godsoe, Benjamin
Subject: One Mile Rule

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Mr. Godsoe,

I recently learned Maine is considering replacing the one mile rule to allow development in northern Maine to stretch up to 10 miles from rural hubs in the unorganized territories. I'm emailing to voice my strong opposition to this plan. I believe Maine should be encouraging denser development that makes use of already existing infrastructure. Maine's wilderness attracts numerous visitors and millions of dollars. Let's not turn that space into the suburbs, the very landscape people visit northern Maine to escape.

Changing this rule is not right for Maine and it's not right for the environment. Let's keep Maine pristine, accessible and suitable for life beyond our current generation and humans.

Regards,

William Steinbock
Brunswick, ME

Andrew E. Stevenson
5 Union Street, Belfast, Maine 04915
andrewsteve@icloud.com

RECEIVED
AUG 13 2018
LUPC - AUGUSTA

Mr. Benjamin Godsoe
Land Use Planning Commission
18 Elkins Lane
22 State House Station
Augusta, Maine 04333

Saturday, August 11, 2018

Re: LUPC proposed change in the "adjacency policy"

Mr. Godsoe:

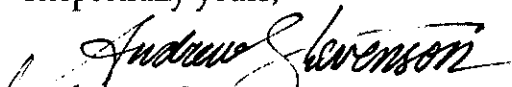
I write to register my opposition to the proposal that LUPC's current 1-mile adjacency rule be amended to allow future development to extend 10 miles out from the boundaries of a "rural hub" and 2 miles out from public roads. Changing the current rule with this amendment would significantly alter the inherent character, value, and vitality of our woods and wilderness.

The destructive and degrading results of such a change are clearly foreseen: large-lot subdivisions fragmenting the North Woods; increased pressure on groundwater sources; higher municipal development costs for sanitation, sewer, and emergency services in remote areas; more pressure on Maine wildlife that depends on large, contiguous wilderness areas to survive and flourish.

The current 1-mile adjacency rule is an important safeguard of the very qualities about our state that attract so many people to visit, to reconnect with wilderness, to breathe freely, and to look up in wonder at a night sky in which the Milky Way is still visible.

Remember the old tale about "the goose that laid the golden eggs?" Let us not kill the goose.

Respectfully yours,


Andrew E. Stevenson

"My definition of a free society is a society where it is safe to be unpopular." - Adlai Stevenson

Godsoe, Benjamin

From: Jane Whitney <janewhitney@midmaine.com>
Sent: Sunday, August 12, 2018 3:33 PM
To: Godsoe, Benjamin
Subject: Opposition to LUPC Adjacency Rollback

Follow Up Flag: Follow up
Flag Status: Flagged

Mr. Godsoe and other members of LUPC:

As year-round residents and landowners in Brooklin ME and in Ebeemee TWP, we are dismayed by the very confusing and seemingly arbitrary proposal to roll back the “one-mile rule” currently protecting the Maine North Woods from sprawling development.

1 - This proposal goes against every guiding principle of responsible development. ***What mandate drives LUPC to think this is appropriate?***

2 – The proposal ignores the jeopardy of fragmented development adjacent to our pristine lakes and waterways, which are a huge attraction not only to Maine’s wildlife, but also to the tourists so important to Maine’s economy. ***What is LUPC’s financial impetus for the State of Maine to undertake this proposal?***

3 – The proposal provides a roadmap for potentially abusive development in areas of our state adjacent to conserved land. ***Where is the manpower to oversee these developers?***

4 - The proposal is too complex to be foisted on Maine property owners without months—if not years—of a multitude of public meetings and hearings throughout Maine. The less-populated northern half of Maine, and its Unorganized Territories, must not be the sole audience for LUPC’s presentation of this proposal. The northern half of Maine is virtually defenseless. The repercussions of this proposal will damage the entire state. ***Does LUPC have the authority to forever change the Maine Woods & Waters that are such a significant part of Maine’s history and its future?***

We urge LUPC to continue with the one-mile policy.

Jane Whitney & Richard Hero
PO Box 294
Brooklin, ME 04616

Godsoe, Benjamin

From: Richard Sutton <risu1618@gmail.com>
Sent: Sunday, August 19, 2018 12:23 PM
To: Godsoe, Benjamin
Subject: Adjacency Areas Delineations

Mr Godsoe:

[Regarding the Location of Development map here -](#) Does it really make sense to delineate "Retail Hubs" as municipal boundaries? A large area municipality like Ellsworth or Carrabassett Valley is more than 15 miles across. The benefit of a hub, if it is at least partially intended to incentivize development through more concentrated building, is neutralized if it is not considered in relation to existing or planned developed areas. Measuring "as the crow flies" buffers off of municipal boundaries that in many cases already represent wilderness or at least deeply undeveloped areas suggests dubious planning logic.

Is there a more accurate version of this map that identifies Primary Location areas from more carefully considered Retail Hubs? Or is this the intended way the Adjacency Principle would be legislated?

Thank you,
Richard Sutton
Belgrade

Godsoe, Benjamin

From: pcomtois_4195_6430_charter.net@charter.net
Sent: Monday, August 20, 2018 9:52 PM
To: Godsoe, Benjamin
Subject: Opposition to 10 mile rezoning

To Whom It May Concern,

My name is Paul A. Comtois from Ludlow, Ma. I am writing this email in opposition to the rezoning of the Eastern side of Flagstaff Lake. The Adjacency proposal.

In particular, the unorganized territories T2R3 and those to the North and East and of T2R3. The new 10 mile limit should not be included in this zone. There are no existing towns which fall into the 10 mile zone. This area is strictly seasonal and should be excluded from this new classification. The Kingfield/ Carrabbassett Valley area is more than 10 miles away and the only access road other than Long Falls Dam Rd. is the Carriage Rd which is not maintained during the winter months. This road can be found just outside of the Bigelow Preserve.

The encroachment of development into this area will have severe impact on the Bigelow Range including the miles of the Appalachian Trail which runs through this area. Landowners in this area including myself must not be subjected to the pending pressure from corporate greed which is sure to follow if this rezoning is allowed to continue. A recent land deal in the area, the Jerome Brook Forest LLC is possible evidence that this is already beginning to unfold. Rumors circulating the area suggest a possible creation of an ATV trail system which would most likely destroy the serenity of the Bigelow Preserve and the Appalachian Trail.

Thank You for taking the time to read this email and at this point I can only hope this new rezoning is declined.

Godsoe, Benjamin

From: Katie Yakubowski <katieyakubowski@gmail.com>
Sent: Tuesday, August 21, 2018 10:10 AM
To: Godsoe, Benjamin
Subject: Comments on the proposed adjacency rule revisions

Katie Yakubowski
15 Moosehead lake Rd
Greenville, ME 04441

August 21, 2018

Dear Benjamin Godsoe, Maine Land Use Planning Commission,

As an outdoor recreation enthusiast, I appreciate the chance to review and provide feedback on this extensive change proposed to the current development framework in Maine's Unorganized Territory.

The proposed update would change where new zones for subdivisions and businesses could locate. Many of these new development zones are located along Maine's scenic byways. These routes are popular travel destinations and support a unique experience as a visitor drives from more populated areas into the wild and remote parts of the state. Allowing development to extend along these roads outside of the service center communities would change the character and experience of these specially designated byways.

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Instead of making these broad changes to the adjacency principle, LUPC should consider efforts to meaningfully incentivize development within existing communities in rural Maine. These places are already struggling to attract and retain the residents they need to support the services they provide.

There is certainly more room for growth in and adjacent to (within 3 miles) established communities. Growth should be focused there rather than expanding into currently undeveloped regions of the Unorganized Territory.

Finally, I will note that the background resources on the LUPC website are helpful but complicated. I encourage LUPC to slow down the process and engage in additional outreach around the state to ensure more people understand the content of this proposal.

Thank you for the opportunity to comment on the proposed adjacency rule revisions.

Sincerely,
Katie Yakubowski

RECEIVED

AUG 27 2018

LUPC - AUGUSTA

Benjamin Godsoe
LUPC Planner
Mr. Godsoe,

I write to express my concern over the proposed zoning changes for the Unorganized Territory of Northern Maine. My concern arises from the very real possibility that expanding the one mile rule so greatly will create sprawl throughout this wild land region and ultimately be deleterious, not beneficial to the region's economy. Recently, my brother-in-law from New Jersey who often visits our home in Brooklin, Maine expressed curiosity about the northern part of the state and asked about the possibility of touring the area. Glad to accede, I climbed with him into my car and headed north. After a few days of camping and driving through miles of wild lands, he remarked, "all the money in New Jersey couldn't buy this experience." And that's the point. We all at some time or another are guilty of not clearly seeing what is just before our eyes. What we, in Maine, must see in our search for the economic solutions in the northern counties is that vast wild lands come with an ever increasing premium as they disappear throughout the country, and when it comes to vast wild lands in the Northeast, Maine has "the market cornered."

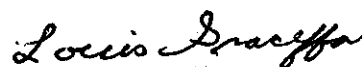
Not long ago, we awoke to a startling economic realization; snowmobiling had brought the state millions, increased by millions over a short periods of time. In the years between 1998 and 2010- from 261 to 350 million dollars. That much? In one interview, a woman from Western Massachusetts said, paraphrasing, "snowmobiling in the Berkshires is nothing like snowmobiling in Northern Maine with its countless miles of trails through wild lands, clear to the Canadian border." Recently, we awoke to facts around the creation of Maine's new Katahdin Woods and Waters National Monument, a searing, controversial issue in the north country. The monument has already begun to improve the economy of the area, and it's a sure bet that it will continue to do so at an increasing rate of growth. Now, many of those who had opposed the monument's creation have changed their minds. In Northern Maine, wild lands equate to growth.

Believe me, I'm not one naive in his views of economy, "keep things the way they are." We must grow our Northern Maine economy, but in ways that won't defeat purpose. One last example to illustrate my view is that of Algonquin Provincial Park. It is well known for the beauty of its expansive waters, less known as creator of a large economy for Ontario, Canada.. Significant areas of development that one one would associate more with Southern Maine than a wilderness region lie on it's border. Look on line for the best hotels of Algonquin; look to the proliferation of nearby restaurants and shops of all kinds; but also look to see how tightly this provincial park, as large as Delaware, is zoned, as it should be, for the protection of the park, and for the fact that businesses in close proximity to one another, support one another. In Ontario, Algonquin Provincial Park spurs economic growth along its borders with no conflict; in Northern Maine, economic growth should take place in the same way.

We cannot afford to make serious mistakes in the Unorganized Territories.

I would dread to hear my brother-in-law say that "the experience of Northern Maine is one any money in New Jersey could buy."- the experience of sprawl.

Sincerely,



Louis Graceffa
218 Bay Road
Brooklin, Maine 04616

Godsoe, Benjamin

From: Wendy Pollock DC CCH <drwendypollock@gmail.com>
Sent: Tuesday, August 28, 2018 1:00 PM
To: Godsoe, Benjamin
Subject: KWW

Please protect what remaining world and undeveloped land we have in Maine and do not permit development regulations to change. Be the Steward of the environment and the wild places And protect what we have left.

Thank you,

Wendy Pollock

--

Wendy

Wendy Pollock DC, CCH
INNER SHORES CHIROPRACTIC, HOMEOPATHY, ATTUNEMENT
207 370-8330
www.innershores.com

"Remember to look up at the stars & not down at your feet. Try to make sense of what you see & wonder about what makes the universe exist. Be curious. And no matter how difficult life may seem, there is always something you can do and succeed at."

Stephen Hawking on the meaning of life:

Godsoe, Benjamin

From: Rebecca Tripp <ptarzan80@gmail.com>
Sent: Tuesday, August 28, 2018 1:55 PM
To: Godsoe, Benjamin
Subject: One-Mile Adjacency Rule

Dear Mr. Godsoe and the LUPC,

As a proud lifelong citizen of the state of Maine, I am writing to express my deep opposition to any efforts that would jeopardize our legendary North Woods. Eliminating the adjacency principle's one-mile rule would be devastating not only for the people who love this untarnished wilderness for its beauty and recreational opportunities, but also for the countless plant and animal species who make it their home.

Forests are the lungs of our planet, and provide a wealth of benefits and services that keep us all healthy - free of charge. The growing human population is taking a huge toll on our natural resources, as evidenced by extreme habitat loss, water, soil and air pollution, rampant deforestation, alarming rates of species extinction, rapidly escalating climate change and more. Wild, unadulterated places that are safe from destructive human activity are few and far between, and having such a place in Maine, in our own North Woods, is a gift we should cherish, not one we should seek to mar irreparably in the name of profit.

Our health and well being is directly dependent upon the health and well being of our planet and her natural resources. When we harm our forests and wildlife, when we sacrifice our rich (yet rapidly dwindling) biodiversity to irresponsible development, we ultimately harm ourselves.

As a citizen of this state and of this earth, I implore you to do the right thing. We need healthier forests, greater biodiversity, and more places that are truly wild and free from human interference. If we take care of our forests, rivers, lakes and streams, they will take care of us. For the betterment of all Mainers, including our children, grandchildren, all the generations to come, and the countless species who call the North Woods home, I urge you to keep the one-mile adjacency rule in effect. What a shameful and tremendous loss it would be if we shortsightedly sacrificed one of the last great unspoiled wildernesses in this country just to make a buck.

Thank you for your time and consideration,
Rebecca Tripp

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**How wonderful it is that nobody need wait a single moment before starting to improve the world. -
Anne Frank**

Godsoe, Benjamin

From: Judy Dinmore <jdinmore603@maine.rr.com>
Sent: Tuesday, August 28, 2018 4:01 PM
To: Godsoe, Benjamin
Subject: adjacency

Dear Fellow Mainer,

I oppose the Land Use Planning Commission's (LUPC) proposal to eliminate the [adjacency principle's one-mile rule](#). Established 45 years ago as a way to protect unfragmented forests throughout Maine's Unorganized Territories, this policy has safeguarded Maine's wildlife habitat, forests, lakes, and rivers from sprawling development.

I am concerned that this proposal would fragment wildlife habitat, allow sprawling strip development, damage forests, undermine Maine's outdoor recreation tourism industry, and permanently change the character of the North Woods. Development should support communities that already exist rather than spread away from them, and the one-mile rule is the single most important tool to guide responsible development in LUPC's 10.5 million-acre jurisdiction.

Sincerely,
Judy Dinmore

Godsoe, Benjamin

From: Allison Fleck <af325@cornell.edu>
Sent: Tuesday, August 28, 2018 4:08 PM
To: Godsoe, Benjamin
Subject: Adjacency rule

Follow Up Flag: Follow up
Flag Status: Flagged

I'm writing to voice my opposition for the proposed changes to the development rules for the 1-mile adjacency rules for the north Maine woods. The wilderness in northern Maine is a state and national treasure, and I strongly oppose opening large areas of the woods that would be covered by a 10-mile rule to development.

Thanks,
Allison Fleck
Castine

Godsoe, Benjamin

From: Robert Stoner <robertoner@verizon.net>
Sent: Tuesday, August 28, 2018 6:21 PM
To: Godsoe, Benjamin
Subject: One mile rule

Follow Up Flag: Follow up
Flag Status: Flagged

My family likes to visit Maine because of it's natural beauty. This rule will help preserve the reason we come to Maine now and perhaps for retirement in the future. Maine is still an environmental gem. It will be sad if it becomes an ordinary rock.

Robert Stoner, M.D. (retired) 22 Dulaney Hills Court, Cockeysville, Maryland
robertoner@verizon.net

Godsoe, Benjamin

From: Richard Levasseur <5lakeslodge@gmail.com>
Sent: Tuesday, August 28, 2018 8:22 PM
To: Godsoe, Benjamin
Subject: 10 mile Adjacency rule change

Follow Up Flag: Follow up
Flag Status: Flagged

Hello, I am 100% in favor of the change to the Adjacency Rule to increase the zoning to a "10 Mile" zone. The change will definitely help the economy of Northern and Western Maine.

Sincerely,

Rick LeVasseur

5 Lakes Lodge

T4 Indian Purchase, Maine

RECEIVED
SEP 13 2018
LUPC - AUGUSTA

Land Use Planning Commission
18 Elkins Lane
22 State House Station
Augusta, Ma 04333

September 6, 2018

Dear Mr. Ben Godsoe,

It has taken me a long time to get together a proper message regarding the proposal to change the mileage distance for any future developments in the Unorganized Territories in Maine.

Why is the Commission pushing for this, is the first question to be answered. If your proposal should go through can't you visualize just what this change would bring. Apparently, your view of this is different from mine.

You mention that it might be helpful to those living in the unorganized territories and could bring more employment to some. Have you given it any thought that some individuals choose to live in these areas away from high levels of traffic and noise.

The original reason for the Commission was to over see development along lakes, ponds, streams, rivers, etc. and also in modern times the placement of septic tanks, which owners of many cottages and homes were planning to change over from the old original out houses. In years past, land owners offered water front lots to just fifty feet of water frontage.

This has caused really serious problems along bodies of water, in this state and it is not to be overlooked to the damage that has already been done.

Now, you are considering opening a large amount, of sometimes forested land, to development and some of it is too close to bodies of water.

Can't you understand that if your proposal goes through the rush there will be for permits to build in these opened areas.

It is being pushed heavily now to interest the public to enjoy the quiet and beauty of this area of the state by hiking up the many mountains to enjoy and marvel at the fantastic view and beauty. Just imagine walking for many

miles to only see a new huge hotel in the distance, a well to do individual's new huge home or buildings along the shore of a once remote body of water.

When Gulf Hagus, in the K.I. regions, is now the place to go it has made a tremendous difference for the river. Just Sunday, September 1st, there were over 200 hundred vehicles parked where the river has to be crossed to hike to the Gulf.

Camp sites in recent years have multiplied. Now, a logging company from Sebec is making new roads up beyond High Bridge and plans to slash the forests in that area.

The most recent frightening happening is the spraying, once again, of several clear cuts this week. One large area had already been sprayed with a chemical. One new clear cut is very close to Rum Pond. Frightening!!!!!!! A few years ago we were in the same area when it was owned by St. Regis company. We had no knowledge of what was going to happen so stopped to talk with an employee and was told that they would be starting spraying shortly.

“What is going to happen to the inhabitants of these forests? “

The answer was, “They will just have to get out of the way.”

What does all of the above have to do with your proposal? It could open up a large portion of the remaining forests to development. At one time there were rules that stopped such large clear cuts has this changed? I realize that companies that invest in large tracts of land apparently have a right to do just as they please and show no desire to think ahead to the future when one day there will not be any so called forests left in Maine.

We have a president and a Maine governor that believe that the many, many years of preserving wildlife, water, natural resources, etc. should not have ever made law and they are fast cancelling a majority of each one.

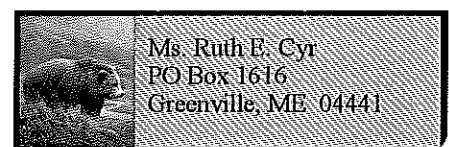
I do have to include comments about the Commission meeting in Greenville in regards to your proposal in regards to the Unorganized Territories in Maine. The lady conducted the meeting was very knowledgeable and was quick to answer the questions of which there were only a very few, before I

left. It was a tremendous surprise to not hear opposition to the proposal. Perhaps there were opinions voiced after I left so I would like to think that this did happen.

Please do not push your proposal forward. Listen to the individuals who truly are frightened that this could happen and that it would change this area of the state tremendously and it would not be for the good.

I certainly consider my self fortunate to have lived in Maine all of my life and had the opportunity to hike many miles, explore new territories, view abundance of wildlife, sit on the shore of a remote pond and marvel at the natural beauty and wildlife. Please do not take away the small amount, still left, that others, who value nature and peace and quiet will find in this area of the state. It may not happen if more land is opened up to development.

A Humid Nature of Maine
Ruth E. Cyr



Godsoe, Benjamin

From: Mariana Tupper <catalpa.girl@gmail.com>
Sent: Thursday, September 13, 2018 11:26 AM
To: Godsoe, Benjamin
Subject: Adjacency comments

Greetings,

I appreciate the opportunity to contribute to the conversation on the adjacency rules.

I am open to some small modifications. My chief concern now is that the environmental protections do *not* get ignored in the face of any development. As new opportunities for development arise, then "funded enthusiasm" is sure to follow. All such initiatives should definitely be restricted by the environmental mandates:

" New development zones would not be allowed on undeveloped or lightly developed lakes, even if within one mile of existing development. Existing requirements that any rezoning not have an undue adverse impact on the natural resources, along with all environmental permitting standards, remain in place."

Thank you,
M. Tupper

Godsoe, Benjamin

From: Horn, Samantha
Sent: Tuesday, September 18, 2018 2:24 PM
To: Godsoe, Benjamin
Subject: FW: LUPC adjacency rule - proposed changes

From: Judy East [mailto:jceast@wccog.net]
Sent: Tuesday, September 18, 2018 1:04 PM
To: Horn, Samantha <Samantha.Horn@maine.gov>
Subject: LUPC adjacency rule - proposed changes

Hi Samantha,

Please enter my comments below into your public comment record on the above referenced LUPC rule change:

My comments are based on experience with the creation of a Regional Plan in the Washington County Unorganized Territories in a process that started in 2016 and was completed in 2017.

I offer qualified support to the proposal to refine the adjacency principle. Overall I think the public outreach process, deliberative analysis, and learning approach taken by Commission staff was exemplary. Many user groups, landowners, and communities of interest (as represented by regional and state agencies, both private and public) were engaged and their concerns are well represented and reviewed. The analysis of current conditions thoughtfully considered the changing dynamics that have, and continue, to influence development in Maine's Unorganized Territories. The two approaches, overlay and impacts-based, make use of sound principles of land use planning and natural resource management. Both approaches are also entirely consistent with the objectives in the 2010 CLUP that guide where to allow a new zone for development.

My qualified support is based on two reservations about the application of the impacts-based method used to guide future development. Simply put I think the extent of the Primary locations and the inclusion of the Secondary locations is unnecessarily expansive. I don't think the Secondary location areas should be included at all and I think the Primary locations should be reduced to 7.5 miles from a Retail Hub. This observation/recommendation is based on the need to support the local economies of those retail hubs (by supporting development within and nearer to them) as well as the lack of demand for development in the areas surrounding them. This lack of demand is based on a dearth of requests for applications of the Floating Zone concept approved in the Aroostook County Community Guided Planning and Zoning (CGP&Z) process (1 permit request in 3 years) and the very limited expression of public support for additional development in the Washington County UT during our more recent CGP&Z process.

As I look at the application of the Primary and Secondary location areas in Washington County, the 10 mile radius allows them to locate in areas that are considerably removed from services needed/demanded by new development. The areas shaded in orange and orange cross hatch may be 10 (+5 for secondary) miles "as the crow flies" from a retail hub but they are often considerably further in overall driving distance and reached by roads of poor quality and limited maintenance. Thus the integration of the revisions to the adjacency rule with changes to the subdivision standards is critical to ensuring that residential development is not situated in areas without adequate access to services. This is particularly important for emergency services as they are often provided by regional entities reliant on volunteer capacity based in nearby organized municipalities.

Thank you for this opportunity to offer comment.

Judy

~~~~~  
Judith Cooper East  
Executive Director  
Washington County Council of Governments  
PO Box 631 Calais ME 04619  
207-454-0465 office  
207-214-8403 cell

## Godsoe, Benjamin

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**From:** Gail Parker <gparker1947@icloud.com>  
**Sent:** Wednesday, September 19, 2018 7:56 AM  
**To:** Godsoe, Benjamin  
**Subject:** One-Mile Adjacency Rule

PLEASE reconsider, reassess and put on hold your proposed changes to this policy! Study in earnest the implications for the peoples, our beloved Baxter State Park, and other wilderness areas, and the wildlife, that policy change would greatly impact!

Go slowly, with great thoughtfulness, as the impacts of change to the one-mile adjacency rule could be negative, profound and IRREVERSIBLE!

Thank you for your consideration.

Gail Parker  
19 Parker Drive  
Concord Township, Maine 04920

Sent from my iPhone

## Godsoe, Benjamin

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**From:** Karen Herold <herold.k@gmail.com>  
**Sent:** Thursday, September 20, 2018 7:41 AM  
**To:** Godsoe, Benjamin  
**Subject:** Adjacency rules

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

To LUPC:

I would like to add my voice to support of the existing one-mile adjacency standard for development. I am a frequent visitor to the parks and public lands in Maine, and as a Maine Master Naturalist I have come to understand how important it is to preserve unfragmented habitat for all species. Maine's unique character is defined by its relatively intact Northern Forest. Lets not give up this advantage. We are chipping away at this precious heritage with every development, from vacation homes to wind projects to transmission lines. Opening the door to more far flung development hastens the degradation. We owe it the future not to loosen the rules but to live within limits to preserve the character of the forest for the generations after us.

Thank you,

Karen Herold  
67 Wild Apple Lane  
Cumberland, ME 04021

## Godsoe, Benjamin

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**From:** Paul Sheridan <sheridanpa@earthlink.net>  
**Sent:** Sunday, September 23, 2018 9:10 PM  
**To:** Godsoe, Benjamin  
**Subject:** COMMENT: Retain 1-mile rule

Land Use Planning Commission  
c/o Benjamin Godsoe  
18 Elkins Lane  
22 State House Station  
Augusta, ME 04333.

Comment: Retain 1-mile rule

Maine's North Woods is the largest undeveloped forest in the Eastern U.S., and it is being threatened by a proposal put forth by the Land Use Planning Commission, which seeks to eliminate the adjacency principle's one-mile rule.

This rule has served to protect Maine's forests, lakes, rivers and wildlife habitat from sprawling development for the past 45 years, by requiring any new development in the LUPC's 10.5 million-acre jurisdiction to be within one road mile of existing, compatible development.

The proposal being presented by the LUPC would allow new development to extend 10 miles from "rural hub communities" and 2 miles from public roads.

According to the Natural Resources Council of Maine, "Close to 2 million acres of land could become vulnerable to residential, commercial, and industrial development. We are concerned that this proposal could fragment wildlife habitat, allow sprawling strip development, damage forests, undermine Maine's outdoor recreation tourism industry, and permanently change the character of the North Woods."

As a proud citizen of the state of Maine, I am deeply opposed to any efforts that would jeopardize our legendary North Woods. Eliminating the 1-mile rule would be devastating, not only for the people who love this untarnished wilderness for its beauty and recreational opportunities, but also for the countless plant and animal species that make it their home.

Forests are the lungs of our planet, and provide a wealth of benefits and services that keep us all healthy. The growing human population is taking a huge toll on our environment, as evidenced by extreme habitat loss, water, soil and air pollution, rampant deforestation, alarming rates of species extinction, rapidly escalating climate change and more.

Wild, unadulterated places that are safe from human activity are few and far between, and having such a place in Maine, in our own North Woods, is a gift we should cherish, not one we should seek to mar irreparably in the name of profit.

Our health and well-being are directly dependent upon the health and well-being of our planet. When we harm our forests and wildlife, when we sacrifice our rich (yet rapidly dwindling) biodiversity to irresponsible development, we ultimately harm ourselves.

We need healthier forests, greater biodiversity, and more places that are truly wild and free from human interference. If we take care of our forests, rivers, lakes and streams, they will take care of us.

For the betterment of all Mainers, including our children, grandchildren, untold generations to come, and the countless species who call the North Woods home, we need to preserve this treasure and keep the 1-mile rule in effect. What a shameful and tremendous loss it would be if we shortsightedly sacrificed one of the last great unspoiled wildernesses in this country just to make a buck.

Paul Sheridan  
88 Hart Rd.  
Northport, ME 04849

sheridanpa@earthlink.net

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## Godsoe, Benjamin

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**From:** Beyer, Stacie R  
**Sent:** Monday, September 24, 2018 1:38 PM  
**To:** Godsoe, Benjamin  
**Subject:** FW: Subdivision Rule Review

**From:** Mary Richards [mailto:maryrichards51@gmail.com]  
**Sent:** Thursday, September 20, 2018 11:07 PM  
**To:** Beyer, Stacie R <Stacie.R.Beyer@maine.gov>  
**Subject:** Subdivision Rule Review

Stacie,

My name is Mary Richards and I speak for the trees! To me the "Way Life Should Be" is the way life is right now in Maine. It doesn't happen by magic. It happens because most of Maine is covered with trees! We need sustainability to maintain our North Woods and our forest not more sprawl. The English took the big trees and make mast for their ships because the trees were everywhere. Since then we have been pecking away at this resource that sustains us humans and it is slowly eroding up and down the east coast. Maine needs to protect our way of life and leave our forests to flourish for my grandchildren and yours. By the way, mine are moving back to Maine! I speak for the trees and ask that LURC reconsider expand the area where subdivision is allowed. Thanks you, Mary

--

Mary Richards  
314 Narrows Pond Road  
Winthrop, Maine 04364  
2073779663  
[maryrichards51@gmail.com](mailto:maryrichards51@gmail.com)

To improve lives and opportunities for children and families

## Godsoe, Benjamin

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**From:** MARK PERREAULT <perreault3@cox.net>  
**Sent:** Tuesday, September 25, 2018 6:07 PM  
**To:** Godsoe, Benjamin  
**Subject:** Maine Woods Planning

Mr. Godsoe,

I write to ask you put on hold your current planned changes to your guidance for development in the northern areas of Maine known as the "Maine Woods". The current one-mile adjacency rule has served well in limiting sprawl development in the view shed of Baxter State Park and Katahdin Woods and Waters National Monument, and maintaining continuous critical wildlife habitat in the northern Maine region. The proposed identification of two million acres of the region as "primary" and "secondary" areas that automatically have "adjacency" for development purposes promises to lead over time to degradation of the view shed and big problems for habitat in the Maine woods.

I ask that you suspend this rule and give the matter a full study with a qualified third party that would assess whether the current rules is meeting intent of the statute, and to perform a detailed spatial analysis of any proposed changes to them.

The Maine Woods are of global significance and any changes to governing rules deserve the most careful careful consideration. Thank you,

Mark Perreault

Norfolk, VA