

**Western Maine Planning Process for Townships and Plantations Served by the Land Use
Planning Commission**

**Somerset County Subcommittee
-Thursday May 28, 2015-
Valley High School, Bingham**

Meeting Minutes

Attending: Committee members Julie Richard; Luke Muzzy; Kay Michka; Tom Rumpf; Lloyd Trafton; David Spencer; Kaitlyn Bernard.

Staff: Chris Huck, KVCOG; Hugh Coxe, LUPC; Ben Godsoe, LUPC; Jim Batey, SEDC; John Maloney, AVCOG.

Public: David & Carolyn Small, Gordon Gamble, Greg Drummond.

Agenda Items:

1. Welcome and Introductions: Chris Huck welcomed members of the committee and noted that if anyone had issues with the minutes to notify him.
2. Report from Franklin County subcommittee: John Maloney reported on activities of the committee. The committee is working towards products envisioned in the timeline as stage 1, including a list of issues and needs, information sources identified, a preliminary report of possible changes, and a work plan for stage 2. The committee spent most of last meeting brainstorming their strawboss document. It expects to take the next meeting to solicit ideas from local business groups. The committee also discussed possible new names for the planning effort.

John and the committee anticipate holding a joint meeting in July or August.
3. Outcomes of the CGPZ Process: Hugh provided some background on the CGPZ planning process, an initiative to provide more local input into LUPC rules. The committee should not be expecting a Rangeley-style plan, and should focus on short-term, achievable results. The committee can then decide for itself if it has the resources/need to continue. The results could be rule changes in zone boundaries, permitted uses, or review standards. The committee could also suggest ways to modify the adjacency rule or expedite LUPC decision-making.

Kay suggested that we go back to the initial area of focus and proceed directly from there. Luke thinks that it is necessary to seek and identify region-specific solutions. Jim asked whether we will be able to anticipate the needs 10-20 years down the road.
4. Zoning Issues and Needs: This discussion followed on the previous one concerning the types of solutions we will be looking for. Chris directed members' attention to the two supporting handouts (zoning options and recreational support services). Luke asked how it would work if we take a performance-based approach to nature-based recreation. Jim asked what effect

performance standards might have. There followed extensive discussion of the relative merits and obstacles of different zoning approaches. The committee agreed that we are not looking to regulate details like colors or design. More likely is rules regarding protection of resource values, impacts on neighboring uses (buffers) or size restriction (on the basis that smaller development creates lower impacts). Chris asked how the LUPC currently regulates mobile businesses. Hugh responded that the agency cannot regulate them but looks to see exactly how mobile each one is.

Tom inquired whether floating zones would fit into the regulatory scheme. Hugh replied that the agency treats many of the subdistricts in chapter 10 as essentially floating zones.

5. **Public Involvement and the Next Meeting:** The committee agreed that we need to reach out and involve people or organizations with experience in nature tourism development. Luke suggested a representative from the Northern Forest Center (Maine Woods Consortium). Also looking for someone who is familiar with rural economic development through the vehicle of recreation.

For the next meeting, it was suggested that we go back to the maps and look at potential uses areas and development hotspots. Luke will bring his mapping program with public roads and trails. We should also consider what will go into the stage 1 report and answer the question at the end of the LUPC handout.

Kay strongly reiterated the need to reach out for more public information and input, through social and conventional media and better advertising. Chris says it's OK for committee members to generate their own word-of-mouth.

6. **Subcommittee Chairman:** Chris had received two submissions of interest for subcommittee chair: Tom Rumpf and Julie Richard. Both were in attendance and gave short statements. Luke suggested that the committee elect them both as co-chairs. After a short discussion, this was agreed by all.

6. **Opportunity for Public Comment:** Guests were invited to express any concerns they had.

Gordon Gamble represents Wagner Forest. He had been involved in the initial steering committee and was just checking in to see how the process was evolving.

Greg Drummond owns a recreation business in Highland. He just wanted to compliment the committee on its work to date.

David Small felt that he had a lot to say but not the time to say it. He may come with more for the next meeting

The next meeting of the Somerset subcommittee will be on Thursday, June 25th, at 2 PM, Valley High School in Bingham. [NOTE an hour earlier than this month.]

Meeting adjourned at 5:10 PM