

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

**Somerset County Subcommittee
-Thursday June 25th, 2015-
Valley High School, Bingham**

Meeting Minutes

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

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

Public: David & Carolyn Small, Gordon Gamble.

Agenda Items:

1. Welcome: At 2:00 PM, new co-chairs Tom Rumpf and Julie Richard opened the meeting and reviewed the agenda.

2. Discussion of Recreational Support Businesses: This was a followup discussion of the brainstorming document produced by LUPC. Hugh reviewed some of the highlights. Suzie noted that with increasing use of trails of all sorts, new forms of development are bound to appear. Jim asked about the work in Aroostook with creation of new small business subdistricts; Hugh described their perspective. Kay pointed out that that the discussion of recreational support businesses did not address the perspectives of local residents who may be affected.

Tom asked for ideas concerning question #1 – projected need or demand for new services. Jim said tourists are looking for amenities, such as boat launches, ski huts, signage. Kaitlyn mentioned the need for more trailhead parking. Kay mentioned enterprises such as an educational camp or outdoor education center. Kay, Hugh, and Tom discussed how micro-businesses and business growth deals with the expedited rezoning process. Hugh suggested businesses such as a mountain biking center or zip lines.

3. Review of Maps of the UT: Luke presented a perspective on development in upper Somerset through his mapping layout, noting that some townships, particularly further north, consisted of very few owners and very little economic activity; therefore would not be affected by zoning changes. Other townships have a much more dense pattern of lots and are likely to see growth and change. These are the areas we should be planning for. Only a very tiny portion of the overall area is in a development district or likely to be. Dave suggested that the committee should be focusing within the Route 201 corridor. Luke pointed out that towns with a high density of lot development, such as Lexington and Concord, are essentially “towns” and should be planned as such. This stimulated a long discussion of the relative merits of economic development versus

quality of life, and what should be the future goals of the planning effort. Hugh noted that this would form a good basis for developing a methodology for evaluating zoning changes.

4. Phase 1 Report: Julie explained that the process document required us to have a phase 1 and phase 2 in order to break up the workload. At the time of the process document, it was uncertain what the outcome of the planning would be, and we now have a better idea of what we need to do going forward. Chris said that we do not need to do that at this meeting; we need to be thinking along these lines and that the upcoming joint meeting would be the opportunity to make those decisions. The committee endorsed the idea of having the joint meeting on July 25th in Kingfield. It was suggested that perhaps the Aroostook group had done a similar report and that we could learn from that.
5. Public Comments: Gordon Gamble endorsed the idea that development of recreational support businesses should take into account consideration of local sentiment.

Chris distributed an email received from Karen Pease of Lexington. Ms. Pease asked that the committee consider change meetings to the evenings, when more locals could attend, and offered Lexington as a venue for meetings. She also urged us to better advertise upcoming meetings and events.

The next meeting of the Somerset subcommittee will be jointly with the Franklin Subcommittee and will be held at the Kingfield Town Office (Webster Hall) at 3:30 PM on Tuesday, July 28th.

Meeting adjourned at 4:10 PM