



STATE OF MAINE
DEPARTMENT OF AGRICULTURE, CONSERVATION & FORESTRY
LAND USE PLANNING COMMISSION

22 STATE HOUSE STATION
AUGUSTA, MAINE 04333-0022

PAUL R. LEPAGE
GOVERNOR

WALTER E. WHITCOMB
COMMISSIONER

NICHOLAS D. LIVESAY
EXECUTIVE DIRECTOR

10/30/2015

RE: Proposed Land Use Guidance Map for Bancroft Township

Dear Bancroft Residents and Property Owners,

Having deorganized on July 1, 2015, the Town of Bancroft has officially changed its status from town to township. This represents a major shift for the community and requires new ways of handling former town functions, some of which will be handled by Aroostook County and others by the State. Effective July 1, 2015, the residents of Bancroft are now served by the Maine Land Use Planning Commission for all land use activities.

Over the last few months, Commission staff gathered available data and mapped existing development and existing natural resources in Bancroft in order to determine appropriate locations for Development, Management, and Protection subdistricts within the township and to develop a Land Use Guidance Map (also referred to as a zoning map). The Commission held public meetings in Bancroft on March 19, 2015, and May 7, 2015 as part of this process. Input from participants at both meetings, and from individual property owners over the course of the project, was taken into account in developing this final draft of the map. Thanks to all who participated in the process.

State law (30-A M.R.S § 7205) requires the Commission to adopt a zoning map for Bancroft within one year of deorganization. The Commission has initiated a zoning petition process pursuant to 12 M.R.S § 685-A,(7-A), and will hold a 30 day public comment period, within which anyone may submit written comments or request that the Commission hold a public hearing. The public comment period will begin on November 2, 2015, and extend until December 2, 2015. The Commission will consider whether or not to adopt the zoning map at its regularly scheduled public meeting on December 9, 2015 at the Edmunds Conference Center, Northern Maine Community College, at 33 Edgemont Drive in Presque Isle.

The draft Bancroft Township Land Use Guidance Map and the zoning petition (ZP # 756), which is a document describing the basis for the new zones, have been posted on the Commission's website:

http://www.maine.gov/dacf/lupc/projects/deorganization/bancroft_deorg.html. Additionally, the draft map and zoning petition are available at the Commission's office at 191 Main Street in East Millinocket. Notice of the zoning petition has been mailed to all property owners in Bancroft, and posted as a legal notice in the Bangor Daily News. To assist during the public comment period, I have designated Ben Godsoe of the Commission's staff to be our principal contact for Bancroft. If you have questions or comments about the zoning petition or draft Bancroft Township Land Use Guidance Map, would like to request a copy of the map, or to request a public hearing, please feel free to contact Ben at any time. He may be reached by telephone: (207) 287-2619, by e-mail: Benjamin.Godsoe@maine.gov, or by writing to the letterhead address.

18 ELKINS LANE, HARLOW BUILDING

www.maine.gov/acf

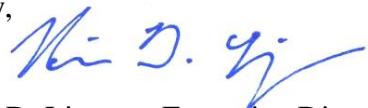
PHONE: 207-287-2631

FAX: 207-287-7439

We look forward to working with you and providing prompt, professional and equitable service and assistance to landowners and residents of Bancroft. Commission staff members Marc Russell and Debra Kaczowski are located in our East Millinocket office. As regional representatives, they are primarily responsible for site inspections, on-site assistance, complaint investigations and enforcement matters. They can assist you in completing permit applications and providing general information. Marc may be reached by telephone at 746-2244, or by e-mail at Marcus.Russell@maine.gov. Debra may be reached by telephone at 731-4398, or by e-mail at Debra.Kaczowski@maine.gov. The office is located at 191 Main Street, East Millinocket. If you have any questions or concerns, please do not hesitate to contact Ben, Marc, or Debra for assistance.

I wish the community of Bancroft much success in its new status and look forward to assisting you in the years ahead.

Sincerely,



Nicholas D. Livesay, Executive Director
Maine Land Use Planning Commission