JANET T. MILLS GOVERNOR

STATE OF MAINE DEPARTMENT OF AGRICULTURE, CONSERVATION & FORESTRY

LAND USE PLANNING COMMISSION
18 ELKINS LANE, 22 STATE HOUSE STATION
AUGUSTA, MAINE 04333-0022

AMANDA E. BEAL COMMISSIONER

STACIE R. BEYER
ACTING EXECUTIVE DIRECTOR

Notice of Agency Rule-making

AGENCY: Maine Land Use Planning Commission,

Department of Agriculture, Conservation & Forestry

CHAPTER NUMBER AND TITLE: Chapter 10, Land Use Districts and Standards

PROPOSED REVISION: Refinements to the Location of Development criteria for Implementation of the Moosehead Regional Planning Package

BRIEF SUMMARY: The Maine Land Use Planning Commission is seeking public comment on proposed amendments to Chapter 10, Land Use Districts and Standards, to implement actions stemming from the 2020-2022 Moosehead Regional Planning Process. The proposed amendments allow for the modification of Location of Development criteria resulting from regional planning processes addressing the location of development through a balanced and comprehensive process. Specifically, the proposed changes would refine the Commission's application of the Location of Development criteria in the Moosehead region by providing for the removal of ten minor civil divisions from primary and secondary locations, and for the removal of primary locations around certain Management Class 3 lakes in the region. The proposed amendments also reorganize and clarify the section to better distinguish the primary and secondary locations designated based on application of the adjacency principle versus changes made as the result of a balanced and comprehensive regional planning process.

Date, time and location of PUBLIC HEARING: None scheduled

COMMENT DEADLINE:

Written comments must be submitted on or prior to October 31, 2022; Written rebuttal comments must be submitted on or prior to November 7, 2022.

CONTACT: Stacy Benjamin, Maine Land Use Planning Commission, 22 State House Station, Augusta, Maine 04333-0022.

Telephone: (207) 441-3761. Email: stacy.benjamin@maine.gov

STATUTORY AUTHORITY FOR THIS RULE: *12 M.R.S. §§ 685-A(3); 685-A(7A); and §685-C(5)*

AGENCY WEBSITE: www.maine.gov/doc/lupc.

Maine Agriculture Conservation & Forestry

HARLOW BUILDING, 4th Floor www.maine.gov/dacf/lupc

PHONE: (207) 287-2631 FAX: (207) 287-7439

NOTICE OF FILING OF APPLICATION WITH THE MAINE LAND USE PLANNING COMMISSION

Within seven days prior to filing an application with the Maine Land Use Planning Commission, the applicant must send by regular mail a completed copy of this notice to: all persons owning or leasing property within 1,000 feet of the proposed project; co-owners and co-lessors that are not co-applicants; the landowner(s) (if applicant is a lessee); plantation assessors or town select board (if applicable); county commissioners if any area proposed for development is within a township; and any persons who have made timely requests to be notified of this application or project.

This is to notify you that LUPC Staff-initiated Rezoning; Attn: Stacy Benjamin, 18 Elkins Lane, State House Station 22, Augusta, ME 04333 (name and address of applicant)

has filed an application with the Maine Land Use Planning Commission, pursuant to provisions of 12 M.R.S.

Section 685-B and the Commission's rule Chapter 10, Land Use Districts and Standards, to D-GN or D-RS

This application includes six prospective development zones in four townships proposed as part (general description of proposed activity, use, and acreage)

of the Moosehead Region Planning Package. No development is proposed at this time.

<u>Six areas totalling +/- 1,036 acres</u> located in <u>Beaver Cove, Big Moose, Long Pond, Taunton&Raynham</u>. (name of town, township, or plantation, and county)

The application will be filed for public inspection at the Maine Land Use Planning Commission office circled

below (circle the appropriate office) on AUGUSTA OFFICE - Wednesday, September 28, 2022

(specify the date that this application will be filed with the LUPC).

AUGUSTA OFFICE		NORTHERN REGION	
		Serving most of Aroostook County and northern Penobscot County	
18 Elkins Lane - Harlow Bldg.	Tel. (207) 287-2631	45 Radar Road	Tel. (207) 435-7970
22 State House Station	TTY (888) 577-6690	Ashland, ME 04732-3600	Tel. (207) 435-7969
Augusta, ME 04333-0022	FAX (207) 287-7439		FAX (207) 435-7184
DOWNEAST REGION		EASTERN REGION	
Serving Hancock, Knox, Lincoln, and Sagadahoc Counties, and		Serving southern Penobscot County, southern Aroostook County,	
portions of Washington, Kennebec, Penobscot and Piscataquis		and portions of Piscataquis County	
counties; and the coastal islan	ds in the LUPC service area		
106 Hogan Rd, Suite 8	Tel. (207) 215-4685	191 Main Street	Tel. (207) 485-8354
Bangor, ME 04401	Tel. (207) 592-4448	East Millinocket, ME 04430	Tel. (207) 399-2176
	FAX (207) 941-4222		FAX (207) 746-2243
MOOSEHEAD REGION		WESTERN REGION	
Serving Somerset County and most of Piscataquis County		Serving Franklin County and Oxford County	
43 Lakeview Street	Tel. (207) 349-0941	932 US Route 2 East	Tel. (207) 670-7492 FR
P.O. Box 1107	Tel. (207) 731-4398	Wilton, ME 04294	Tel. (207) 670-7493 OX
Greenville, ME 04441	. ,		. ,

Written comments and requests for a public hearing should be sent to the Maine Land Use Planning Commission at the address circled above and **must be submitted in a timely manner**. The Commission prefers that all written comments and requests for a public hearing be submitted within 20 days of the date an application is accepted for processing. Requests for a public hearing must clearly state the reason(s) a public hearing is warranted on this project.

For questions about submitting written comments, requesting a public hearing, or for any additional information, contact Commission staff at the office circled above.

The Land Use Planning Commission's legal authority is established by 12 M.R.S. Section 683-A.