

Maine Land Use Planning Commission  
Recreational Lodging Facilities Stakeholder Input  
**Meeting One Notes**  
Wednesday, September 12, 2012, Lincoln, Maine

**Large Facilities**

1. Top Issues Needing Improvement – presentation by LUPC Staff
  - a. Use listings – LUPC’s use listings are too limited and therefore not inclusive or flexible enough to accommodate development trends. Examples of uses not adequately covered include various scales and combinations of: rental cabins, resorts; group/youth camps; Commercial Sporting Camps; backcountry huts; and campgrounds. What other types of uses are we missing?
    - Categorization of scale or impact – How should we think about categorizing or differentiating (e.g. square footage, people, beds, lot coverage, number of sites/cabins/rooms, etc) between uses of various scales?
  - b. Conversion – Over time many facilities seek to convert to some other use (e.g. commercial sporting camp converted to a residential subdivision). Can facilities be converted to another, very different use? If so, how can that conversion occur while maintaining fairness, landowner equity, appropriate review, and predictability?
  - c. Standards for Campgrounds –
    - Transient Occupancy (Campgrounds) – How do we strike a balance of allowing “seasonal sites/clientele” within campgrounds while providing appropriate resource protections?
    - Should campgrounds, or components, be exempt from certain existing standards (setbacks, vegetative buffers, etc)?
  - d. Defining Roads – Setbacks are utilized for a number of purposes (e.g. safety, separation of uses, environmental purposes, etc). In regards to setbacks, allowing some development to be closer to interior roads makes sense, but we must also consider what happens as the road use increases or the use converts to another use? How can we achieve both purposes?
  - e. Flexibility – We aim for flexibility within our rules, however flexibility typically brings complexity. How can our standards provide additional flexibilities without making the standards unnecessarily complex?
  - f. Accessory Uses – A number of uses tend to include accessory uses (e.g. a campstore, sale of gas, bait, etc.). This can be especially true in the large, generally undeveloped north woods. However, typically retail stores typically allowed in a development subdistricts. To what extent can we accommodate accessory uses without compromising the gravitational resources or requiring a rezoning?
2. Top Issues Needing Improvement – discussion / **Group ID**
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3. Potential solutions – discussion / **Group ID**
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## Medium-Large Facilities

1. Top Issues Needing Improvement – presentation by LUPC Staff [**NOTE: no need to discuss items again; only identify any necessary nuances related to branches.**]
  - a. Commercial Sporting Camps – Many lodging clients are expecting more amenities or more privacy (i.e. it takes more square footage to accommodate clients today). Because commercial sporting camps are currently limited to 10,000 square feet, this trend can be difficult to address. Should the square footage limit be increased? If so, how much? Should the size depend upon the subdistrict or location?
  - b. Accessory Uses – A number of uses tend to include accessory uses (e.g. a campstore, sale of gas, bait, etc.). This can be especially true in the large, generally undeveloped north woods. However, typically retail stores typically allowed in a development subdistricts. To what extent can we accommodate accessory uses without compromising the gravitational resources or requiring a rezoning?
  - c. Use listings – LUPC’s use listings are too limited and therefore not inclusive or flexible enough to accommodate development trends. Examples of uses not adequately covered include various scales and combinations of: rental cabins, resorts; group/youth camps; Commercial Sporting Camps; backcountry huts; and campgrounds. What other types of uses are we missing?
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2. Top Issues Needing Improvement – discussion / **Group ID**
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3. Potential solutions – discussion / **Group ID**
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## Medium-Small Facilities

1. Top Issues Needing Improvement - presentation by LUPC Staff [**NOTE:** *no need to discuss items again; only identify any necessary nuances related to sticks.*]
  - a. Commercial Sporting Camps – Many lodging clients are expecting more amenities or more privacy (i.e. it takes more square footage to accommodate clients today). Because commercial sporting camps are currently limited to 10,000 square feet, this trend can be difficult to address. Should the square footage limit be increased? If so, how much? Should the size depend upon the subdistrict or location?
  - b. Accessory Uses – A number of uses tend to include accessory uses (e.g. a campstore, sale of gas, bait, etc.). This can be especially true in the large, generally undeveloped north woods. However, typically retail stores typically allowed in a development subdistricts. To what extent can we accommodate accessory uses without compromising the gravitational resources or requiring a rezoning?
  - c. Standards for Campgrounds –
    - Transient Occupancy (Campgrounds) – How do we strike a balance of allowing “seasonal sites/clientele” within campgrounds while providing appropriate resource protections?
    - Should campgrounds, or components, be exempt from certain existing standards (setbacks, vegetative buffers, etc)?
  - d. Defining Roads – Setbacks are utilized for a number of purposes (e.g. safety, separation of uses, environmental purposes, etc). In regards to setbacks, allowing some development to be closer to interior roads makes sense, but we must also consider what happens as the road use increases or the use converts to another use?
  - e. Conversion – Over time many facilities seek to convert to some other use (e.g. commercial sporting camp converted to a residential subdivision). Can facilities be converted to another, very different use? If so, how can that conversion occur while maintaining fairness, landowner equity, appropriate review, and predictability?
  - f. Use listings – LUPC’s use listings are too limited and therefore not inclusive or flexible enough to accommodate development trends. Examples of uses not adequately covered include various scales and combinations of: rental cabins, resorts; group/youth camps; Commercial Sporting Camps; backcountry huts; and campgrounds. What other types of uses are we missing?
    - Categorization of scale or impact – How should we think about categorizing or differentiating (e.g. square footage, people, beds, lot coverage, number of sites/cabins/rooms, etc) between uses of various scales?
  
2. Top Issues Needing Improvement - discussion / **Group ID**
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3. Potential solutions – discussion / **Group ID**
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## Small Facilities

1. Top Issues Needing Improvement – presentation by LUPC Staff
  - a. Campsites – Structures – To what extent should / can we accommodate campsites that warrant structures? Is there a difference between private use versus public/commercial use?
  - b. Standards for Campgrounds –
    - Transient Occupancy (Campgrounds) – How do we strike a balance of allowing “seasonal sites/clientele” within campgrounds while providing appropriate resource protections?
    - Should campgrounds, or components, be exempt from certain existing standards (setbacks, vegetative buffers, etc)?
  - c. Use listings – LUPC’s use listings are too limited and therefore not inclusive or flexible enough to accommodate development trends. Examples of uses not adequately covered include various scales and combinations of: rental cabins, resorts; group/youth camps; Commercial Sporting Camps; backcountry huts; and campgrounds. What other types of uses are we missing?
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3. Potential solutions – discussion / **Group ID**
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## OTHER [items that do not fit into categories]

1. Other Issues Needing Improvement
  - a. Commercial Sporting Camps (self contained cabins) – If a CSC includes, in-part or in-whole, self-contained cabins is it consistent with the statutory intent and purpose of the codified protections and the culturally historic idea?
  - b. Commercial Sporting Camps (outpost cabins) – How far away does an “Outpost Cabin” need to be to no longer be part of the square footage limitation?
  - c. Campsites (exclusive use) –
  - d. Coordination regulations from multiple agencies –

## Closing Comments

This is a chance for brief closing comments; perhaps reflections on the meeting or lingering hopes or concerns.

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