

Maine Land Use Planning Commission
Recreational Lodging Facilities Stakeholder Input

Emerging Guiding Principles

Wednesday, September 12, 2012, Lincoln, Maine

These Emerging Guiding Principles were written on the spot by Craig Freshley. They are not a reflection of the complete discussion, have not been reviewed for accuracy, and have not been approved by the group. They simply reflect Craig's best reflection of group sentiment, in the moment.

- Categorize facilities based on impact.
How they impact the resource and how they impact traditional uses.
Look at:
 - Overall size
 - Number and type of buildings
 - Amount of use (number of people)
 - Type of use
 - LocationConsider looking at performance-based impact rather than regulated-use-impact, with specific attention to human impact (number of people)
- Facilities should be regulated based on impact (bullet #1 above) AND where they are located (Development, Management, or Protection zone)
- Provide predictability AND flexibility
 - Assess impact by looking at a facility's long range development plan
 - Allow flexibility and trade-offs between activities and uses that result in more or less impact
 - Within categories, allow for easy changes
 - Fewer restrictions on private facilities than public facilities
- Relax regulations in light of new technology, new customer demands, and other realities, yet balanced with protecting the resource and traditional uses
 - Relax the 10,000 square foot maximum cap
 - Simplify and improve the fairness of how it's counted
- Preserve the tradition of sporting camps by allowing them to rebuild on traditional sites and consider separately regulating their non-traditional uses
- It's really helpful when LUPC staff have an attitude of "we're here to help you plan" rather than "we're here to regulate you."