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STATE OF MAINE
DEPARTMENT OF AGRICULTURE, CONSERVATION & FORESTRY
LAND USE PLANNING COMMISSION
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WALTER E. WHITCOMB
COMMISSIONER

NICHOLAS D. LIVESAY
EXECUTIVE DIRECTOR

Memorandum

To: Noel Musson (via email)
From: Tim Beaucage, Senior Planner, Land Use Planning Commission
Date: September 6, 2017
Re: Irving's Petition for Rezoning (Proposed Concept Plan for the Fish River Chain of Lakes)

Complete for Processing

On December 24, 2014, the Commission received Irving Woodlands LLC's Petition for Rezoning to implement a concept plan on its ownership in the Fish River Lakes Region in Aroostook County. On June 1, 2017, the Commission received a substantially revised petition from Irving.

The Commission, with input from resource agencies, reviewed the proposal to determine whether the petition was complete for processing. The Commission completed its initial review in March of 2015. More recently, the Commission completed its completeness review of the revised petition in July. At that time, the Commission identified submission of the application fee and 50 percent of the processing fee as the only outstanding items needed for the Commission to deem the petition complete for processing. On August 31, 2017, we received these fees. The Commission can now confirm that the revised petition contains sufficient information for the Commission to find the petition is complete for processing.

Complete for processing means the Commission and resource agencies have sufficient information to understand the proposal in order to begin the formal review process. A completeness determination does not mean the Commission and resource agencies have sufficient information to hold a public hearing on the proposal, nor is a completeness determination final action on the zoning petition. Additional information may be requested by the Commission during the review process and should be anticipated.

Review Process

Deeming the petition is complete for processing initiates the formal review process. At its most recent meeting in August, in anticipation of the petition being deemed complete, the Commission voted to hold a public hearing in conjunction with its review of the petition. While the time and location of the public hearing has not yet been set, the Commission anticipates holding the hearing in the Fort Kent and Caribou region, likely during the winter of 2018.

More immediately, staff anticipate introducing Commission members to the revised proposal at the Commission's meeting on October 11. This meeting will be held in Presque Isle at the Presque Isle Inn and Convention Center.

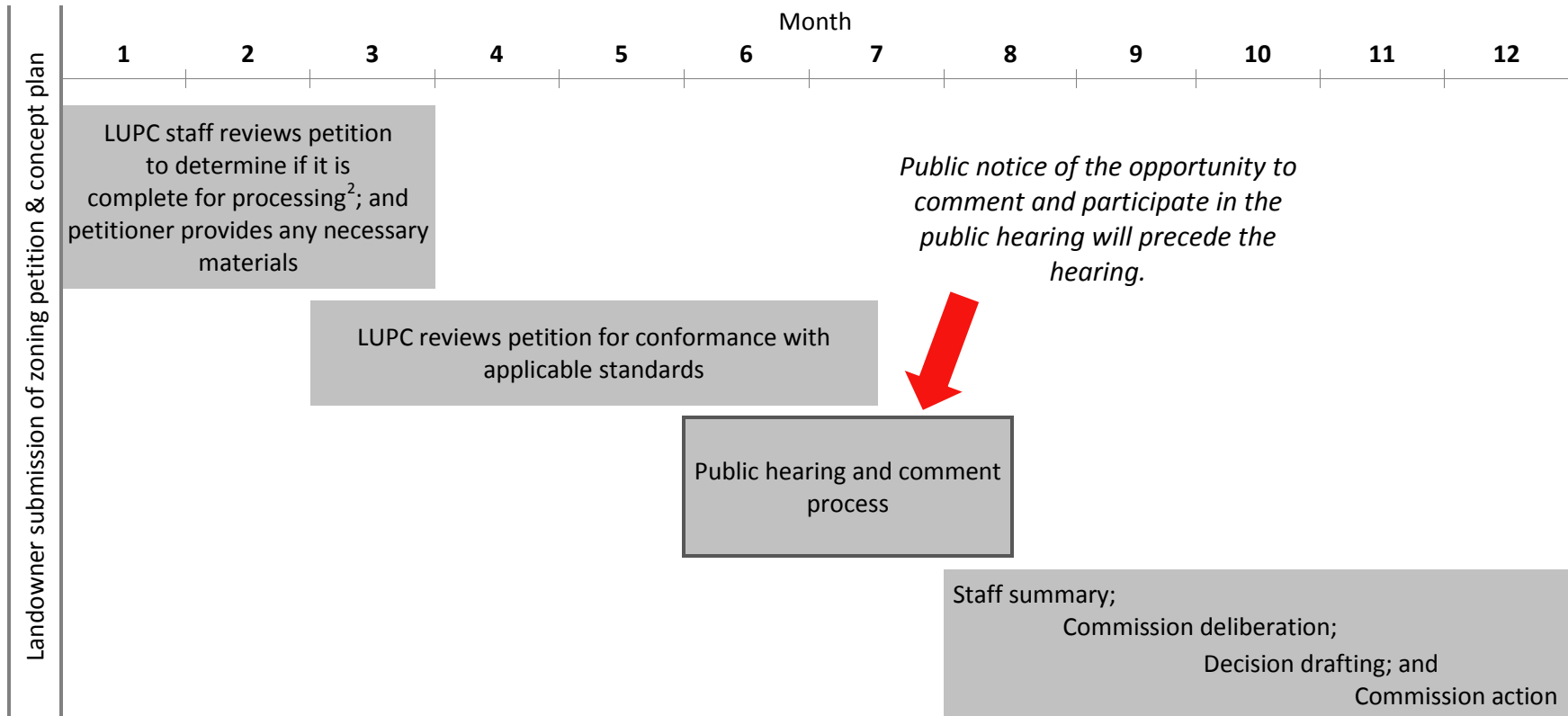
If you have questions, please be sure to contact me at (207) 287-4894 or at Timothy.Beaucage@maine.gov.

Attachments: Concept Plan Overview Timeline

*cc: Commissioner Everett Worcester, LUPC Chair
Commissioner Betsy Fitzgerald, LUPC Vice Chair
Nick Livesay, Director
Lauren Parker, AAG*

Concept Planning Review Process: Overview Timeline

The following is a general overview of key phases in concept plan review. The timeline is approximate, takes into account statutory and regulatory process requirements¹ and may vary from project to project.



All relevant notices and announcements will be sent to all Fish River Lakes Concept Plan email subscribers (see www.maine.gov/dacf/lupc/reference/resourceplans/fishriverlakes_prp015.html); and, when required by statute or rule, published in a legal notice in the St. John Valley Times and the Bangor Daily News.

¹ [5 M.R.S. § 8051 et. seq](#); [12 M.R.S. § 685-A](#); Chapter 4 [Rules of Practice](#); Chapter 5 [Conduct of Public Hearings](#); Chapter 10 [Land Use Districts and Standards](#); and [Comprehensive Land Use Plan](#).

² Complete for processing means that the LUPC has sufficient information to understand the proposal and to begin formal review. To find a petition is complete for processing, the submission of additional material may be necessary. Further, additional information may be submitted by the petitioner and requested by the LUPC during the review process.